

**DEVELOPMENT SITE**

**WEST STREET**

**STEWARTSTOWN**

**DUNGANNON**

**CO. TYRONE**

**BT71 5HT**

**TOM**

**HENRY**

**&CO.**

estate agents

*working harder to make your **move easier***

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**DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 51 DWELLINGS**

THIS EXCEPTIONALLY WELL LOCATED SITE IS IDEALLY LOCATED CLOSE TO ALL BUSTLING & POPULAR STEWARTSTOWN VILLAGE AMENITIES.

BENEFITTING FROM FULL PLANNING PERMISSION (**LA09/2020/1306/F**) FOR NO. 51 DWELLINGS ON 4.2 ACRES IT AFFORDS THE DISCERNING PURCHASER A "READY TO GO" OPPORTUNITY TO BUILD HOUSES IN THIS IN-HIGH-DEMAND LOCATION.

AN ADDITIONAL 1.2 ACRES (ADJACENT) IS ZONED AS RESIDENTIAL & IS ALSO AVAILABLE FOR PURCHASE.

**PROPOSED HOUSE TYPES. MAP FOR I.D. PURPOSES & SITE LAY OUT ATTACHED.**



**GUIDE PRICE: OPEN TO OFFERS**

PLANNING LEGISLATION, FLOOR PLANS AND SITE LAYOUT OVERLEAF...

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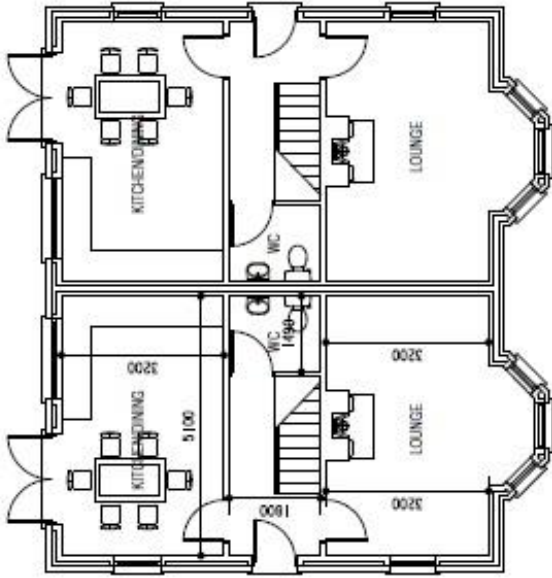
## HOUSE TYPES:

HOUSE TYPE:	NUMBER OF UNITS:	HOUSE SIZE:
A	4	1200 SQ FT
B	5	960 SQ FT
B1	5	970 SQ FT
C	3	1310 SQ FT
C1	2	1310 SQ FT
C2	8	1310 SQ FT
D	3	1410 SQ FT
D1	4	1410 SQ FT
E1	6	1330 SQ FT
G	4	1130 SQ FT
G1	2	1130 SQ FT
H	1	775 SQ FT
E1	4	1110 SQ FT

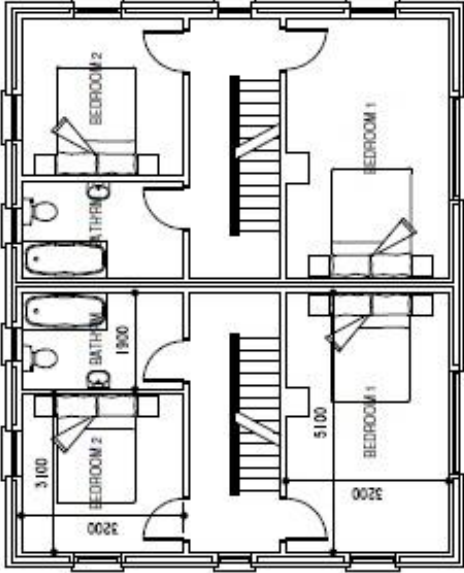




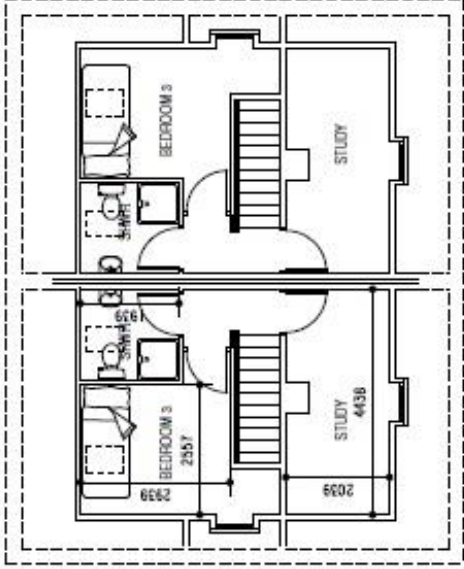
**HOUSE TYPE A**



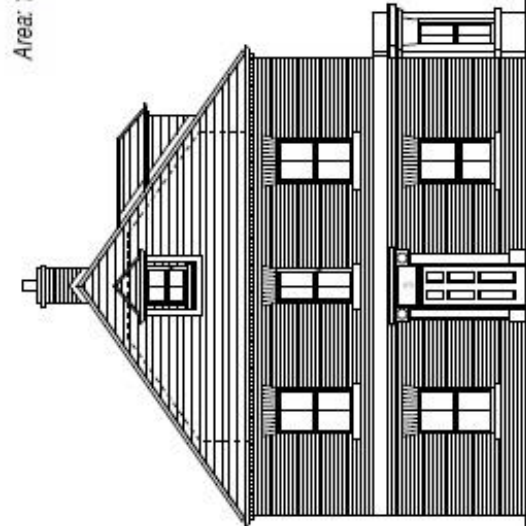
PROPOSED GROUND FLOOR PLAN



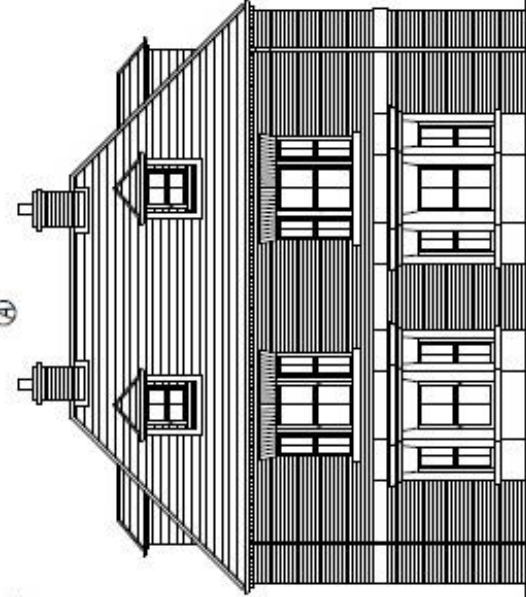
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SIDE ELEVATION

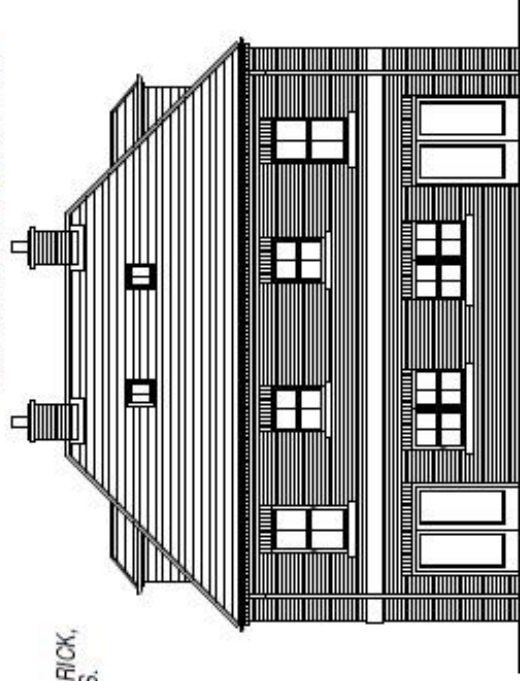


PROPOSED FRONT ELEVATION

BLACK ROOF TILES,  
RED/BROWN FACING BRICK,  
WHITE UPVC WINDOWS.

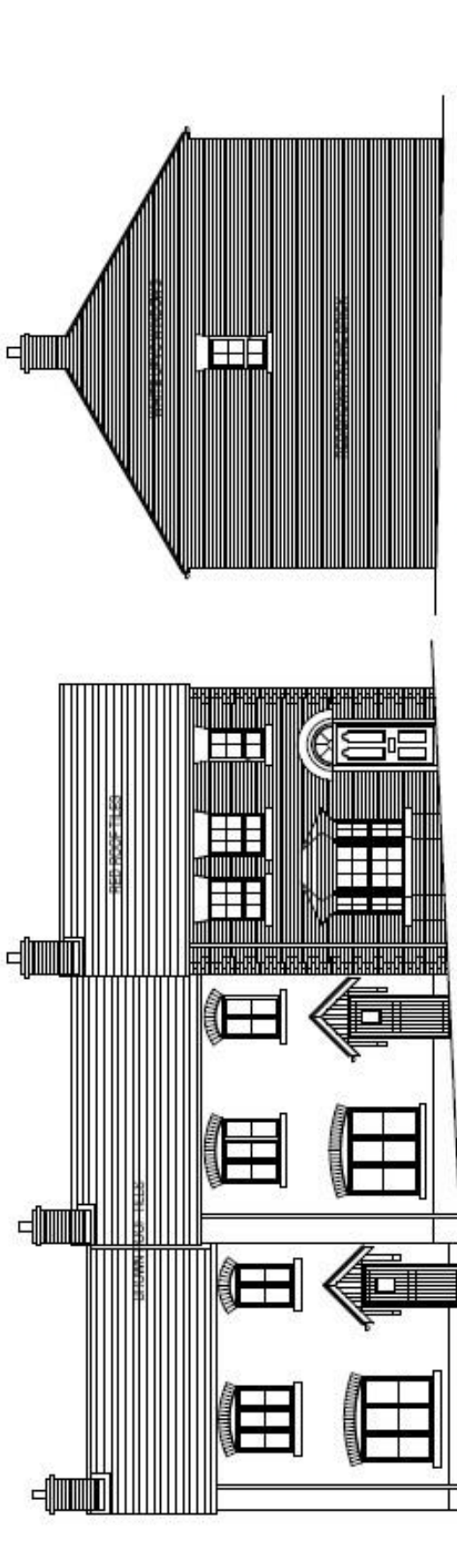
Area: 1200sqft

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PROPOSED REAR ELEVATION

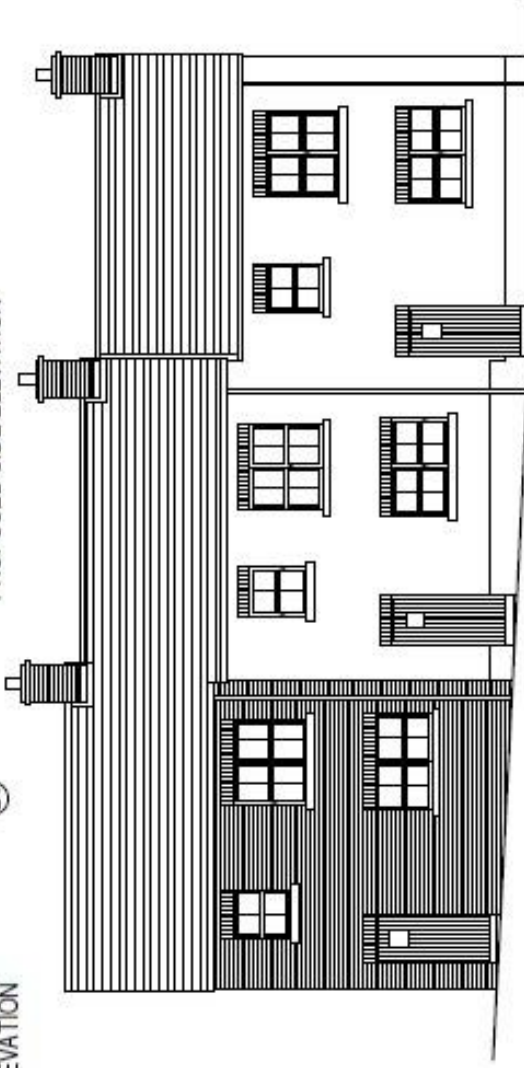
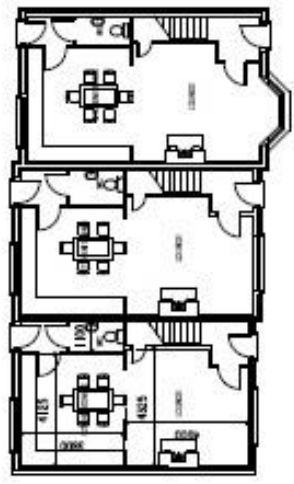
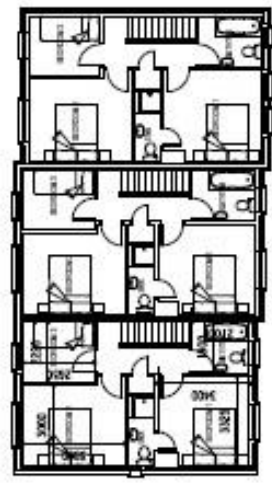
# HOUSE TYPE B & B1



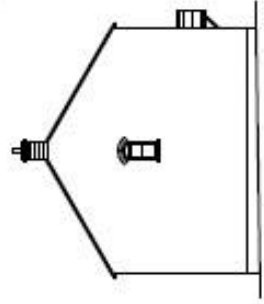
PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION

Area: 960sqft



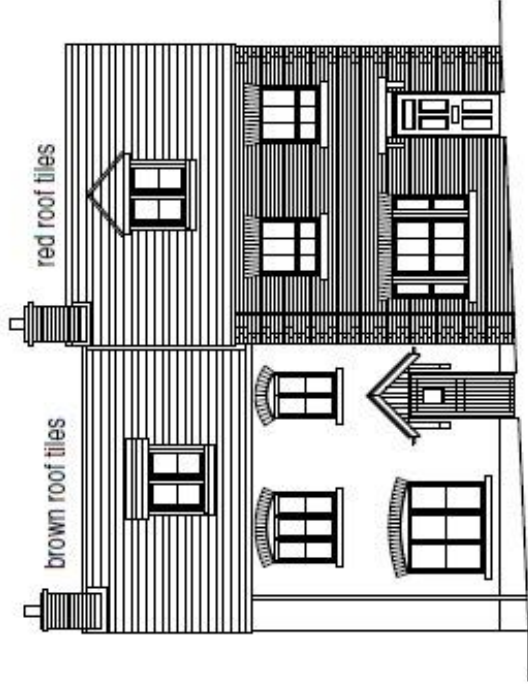
PROPOSED REAR ELEVATION



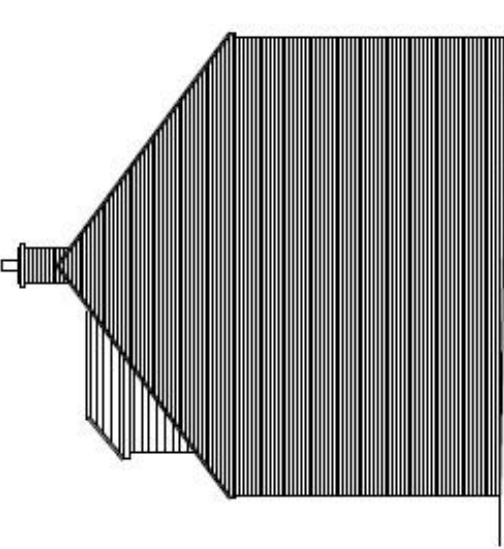
PROPOSED SIDE ELEVATION

PROPOSED GROUND FLOOR PLAN

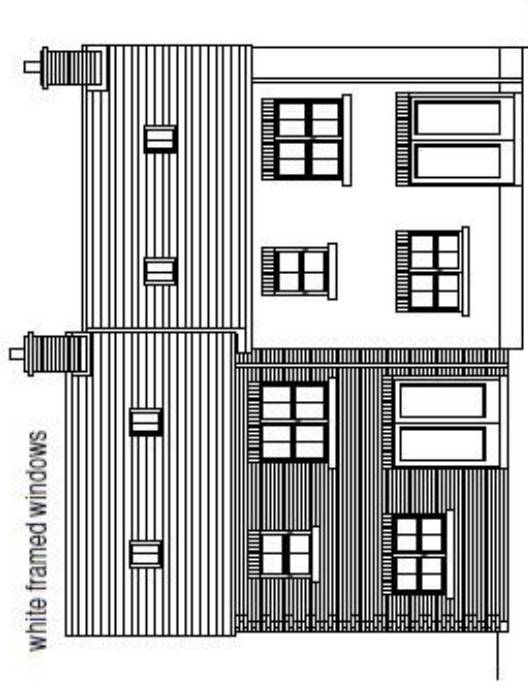
**HOUSE TYPE C & C2**



cream rendered walls  
red/brown facing brick  
**PROPOSED FRONT ELEVATION**



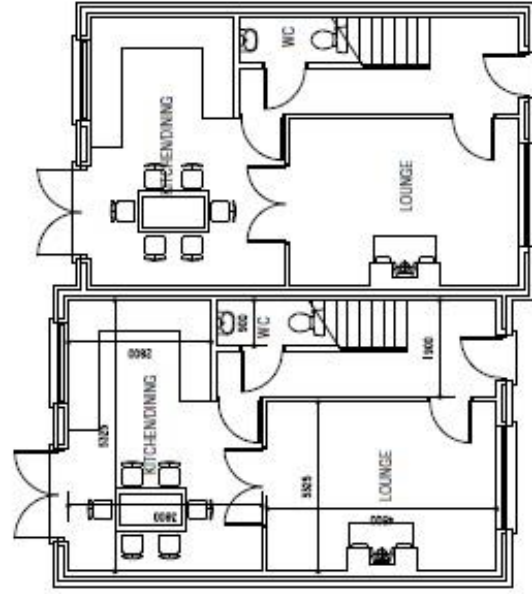
**PROPOSED SIDE ELEVATION**



white framed windows

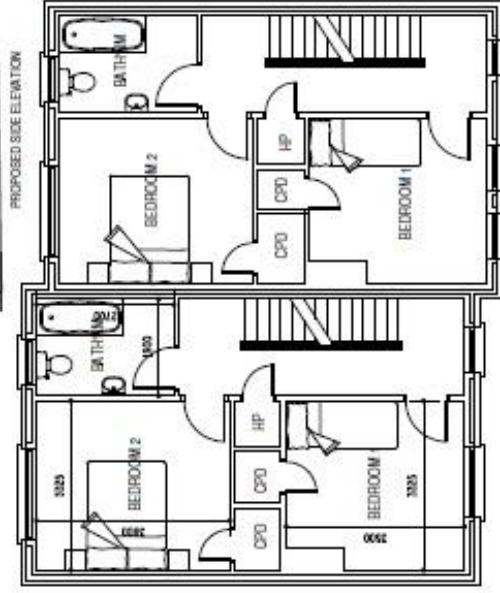
**PROPOSED REAR ELEVATION**

**C**

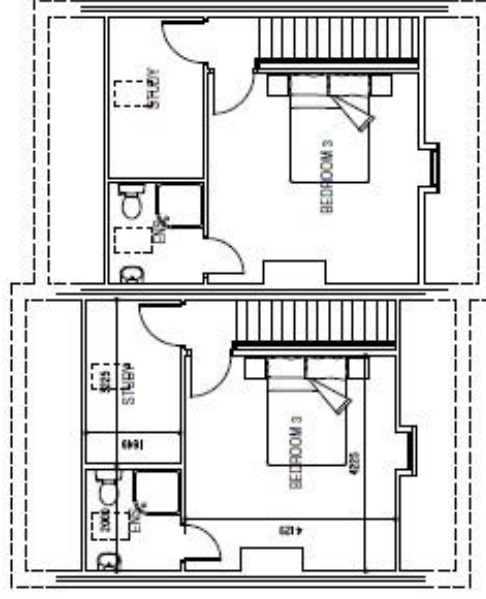


**PROPOSED GROUND FLOOR PLAN**

**C2**

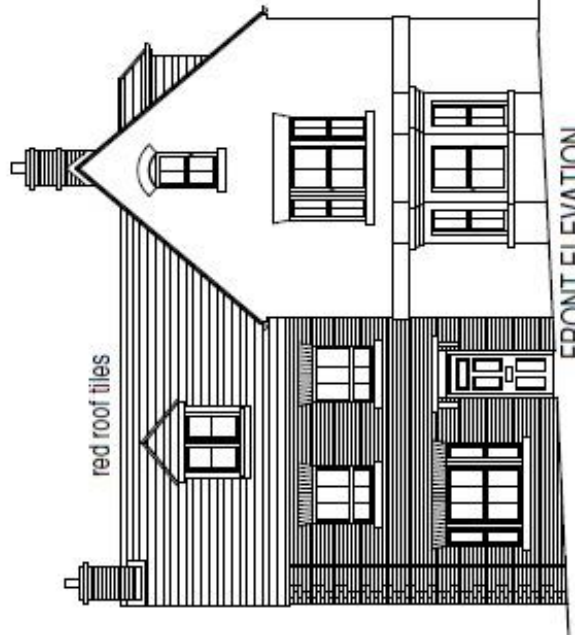


**PROPOSED FIRST FLOOR PLAN**



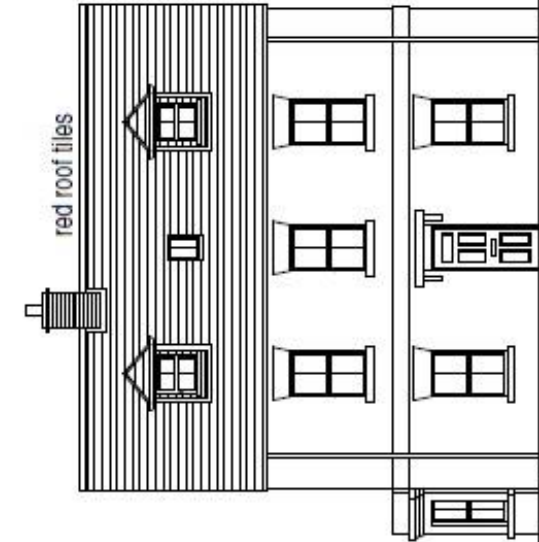
**PROPOSED SECOND FLOOR PLAN**

**HOUSE TYPE C2 & D1**



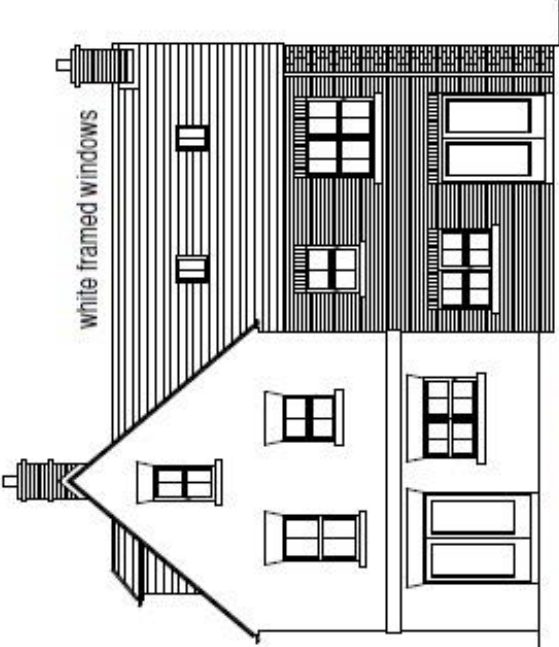
FRONT ELEVATION

red/brown facing brick



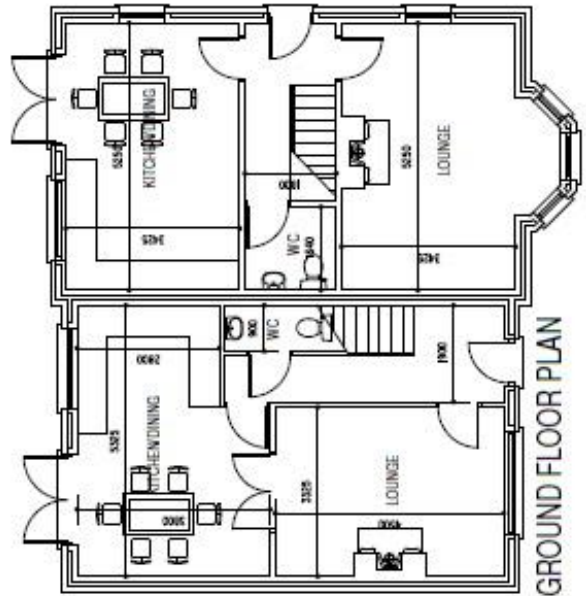
SIDE ELEVATION

white rendered walls



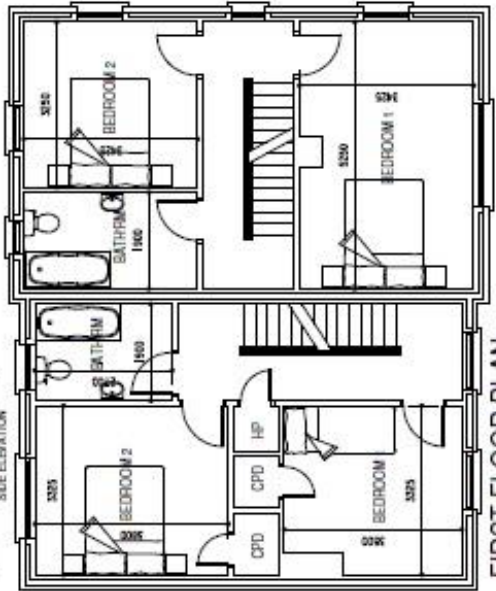
REAR ELEVATION

(C2)

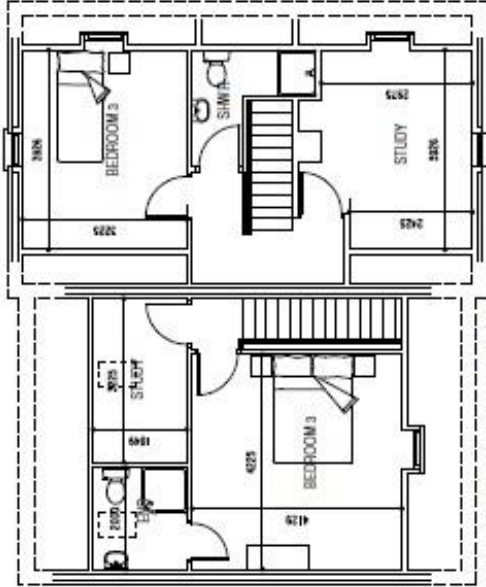


GROUND FLOOR PLAN

(D1)



FIRST FLOOR PLAN



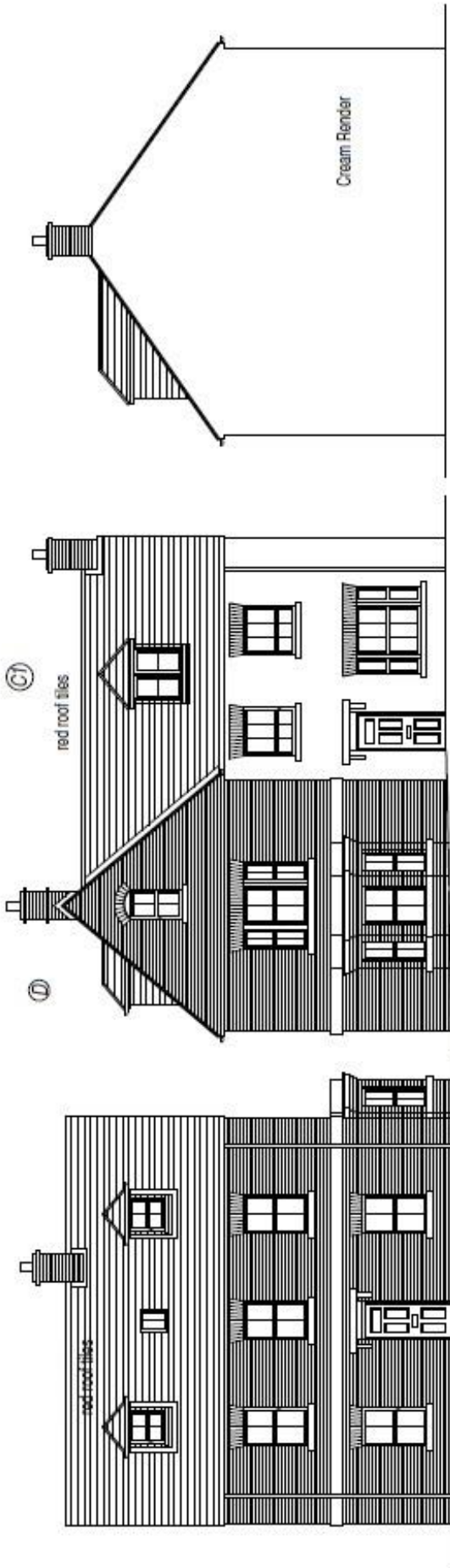
SECOND FLOOR PLAN

# HOUSE TYPE C, C2 & D1





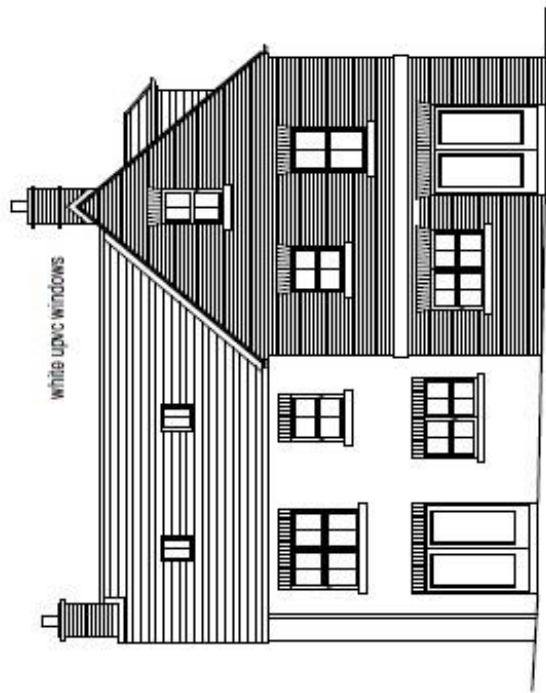
# HOUSE TYPE C1 & D



PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION

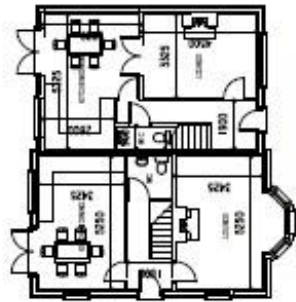
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Area: 1380sqft

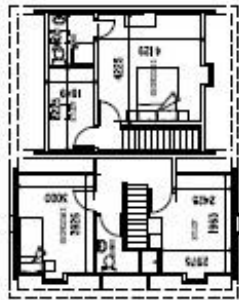
Area: 1250sqft



PROPOSED GROUND FLOOR PLAN

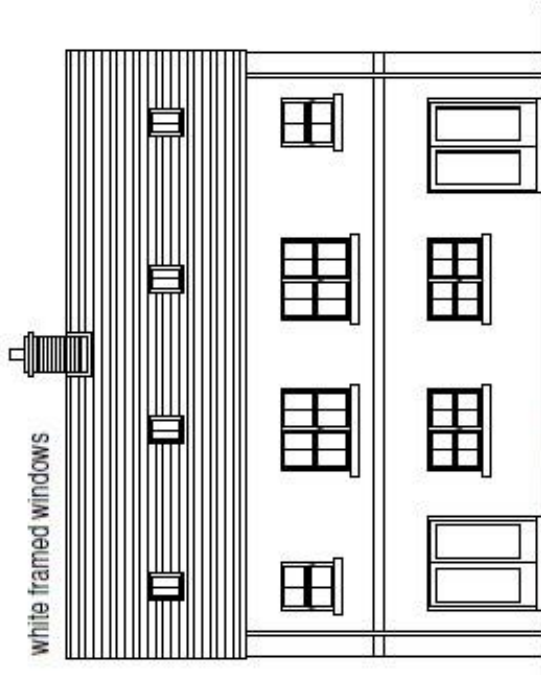
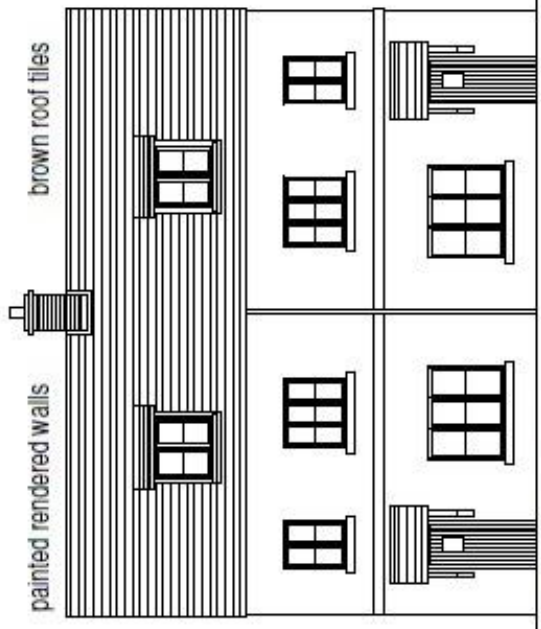


PROPOSED FIRST FLOOR PLAN



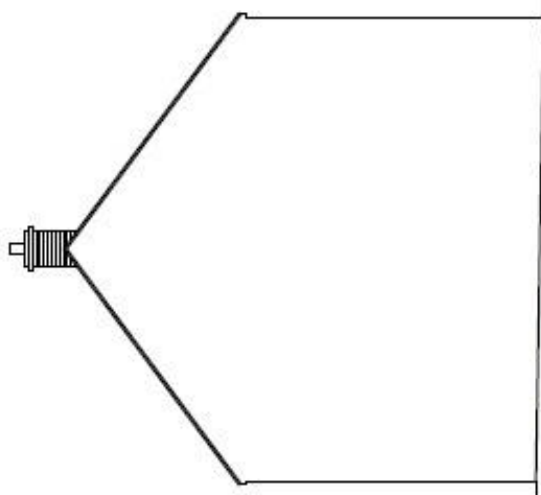
PROPOSED SECOND FLOOR PLAN

# HOUSE TYPE E1

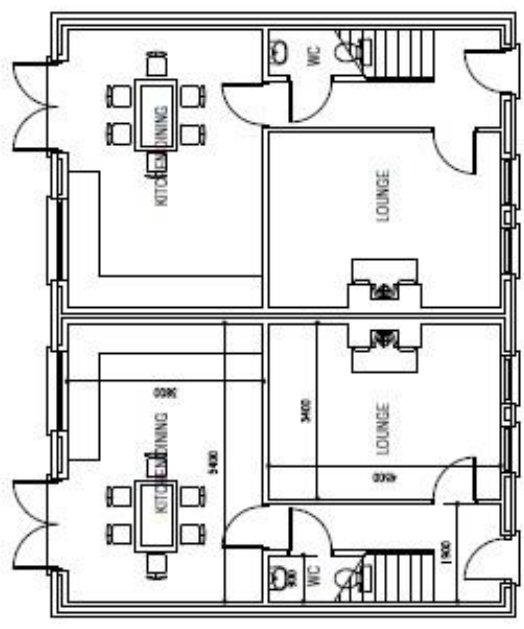


FRONT ELEVATION

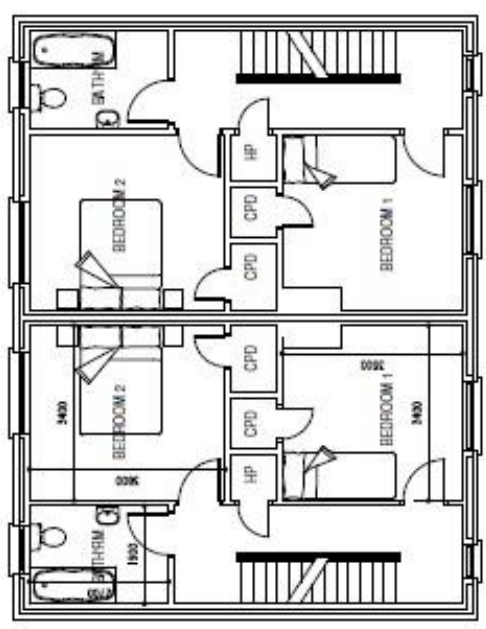
REAR ELEVATION



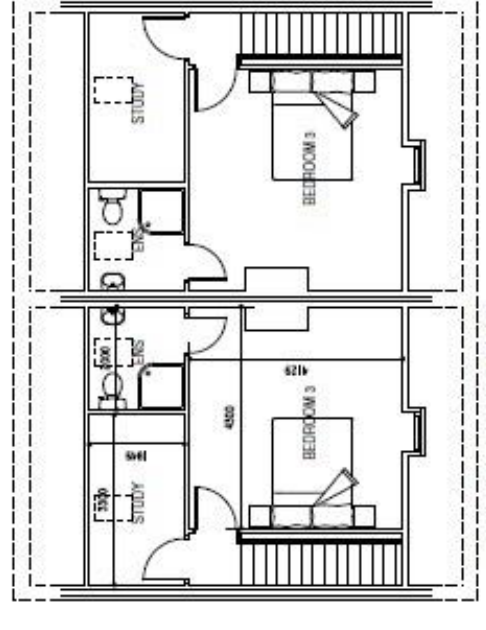
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



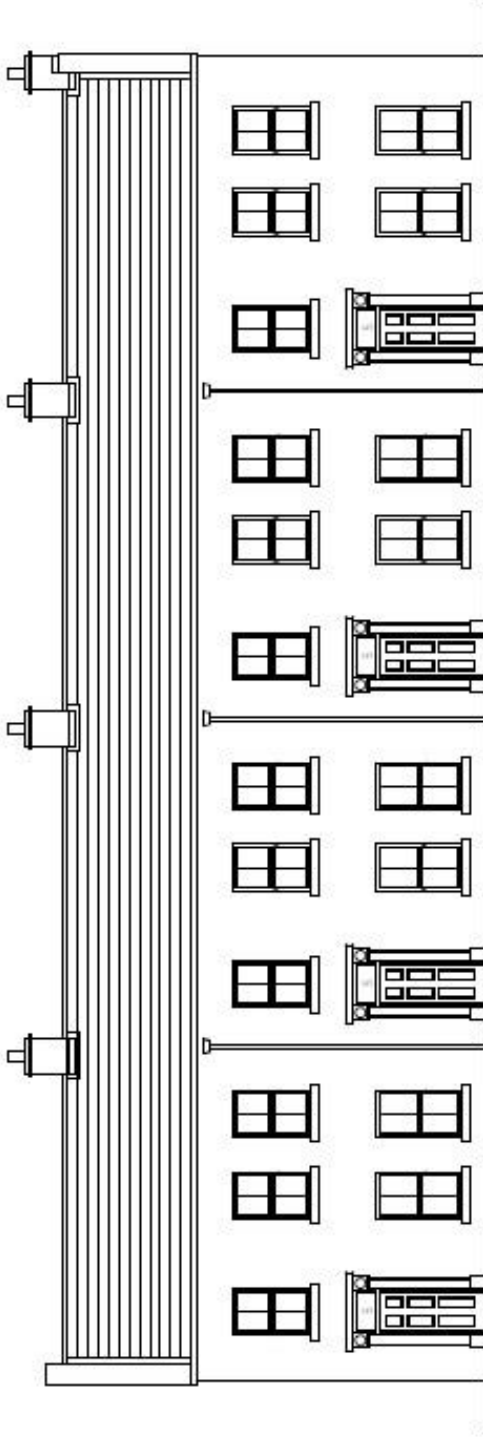
SECOND FLOOR PLAN



# HOUSE TYPE G, G1 & H

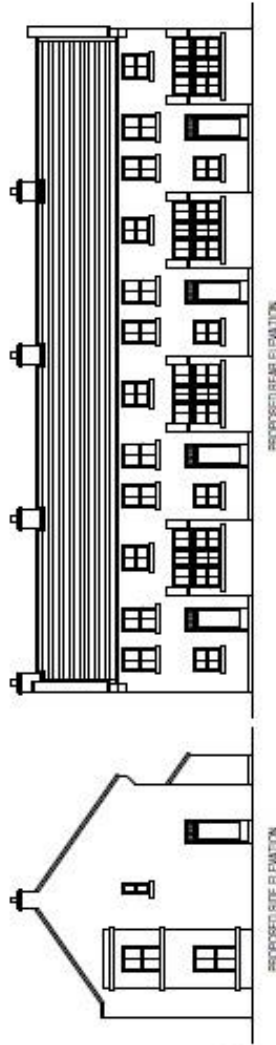


# HOUSE TYPE I



PROPOSED FRONT ELEVATION

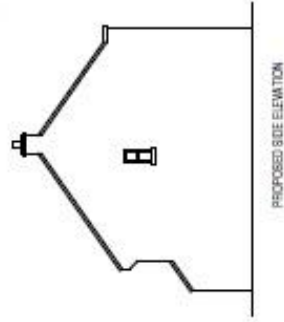
Area: 1110sqft



PROPOSED REAR ELEVATION

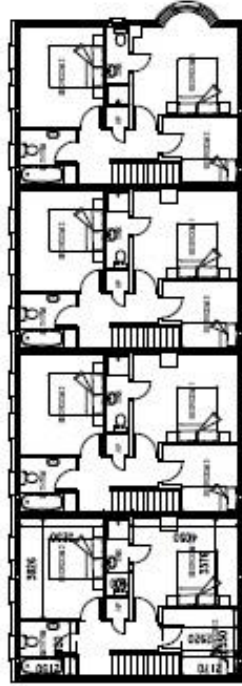


PROPOSED SIDE ELEVATION

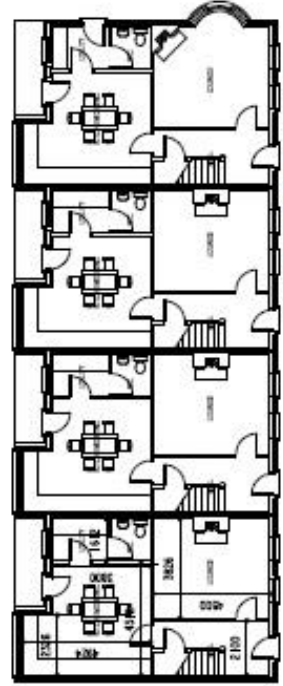


PROPOSED SIDE ELEVATION

FINISHES  
WHITE RENDERED WALLS,  
GREY ROOF TILES  
WHITE UPVC WINDOWS

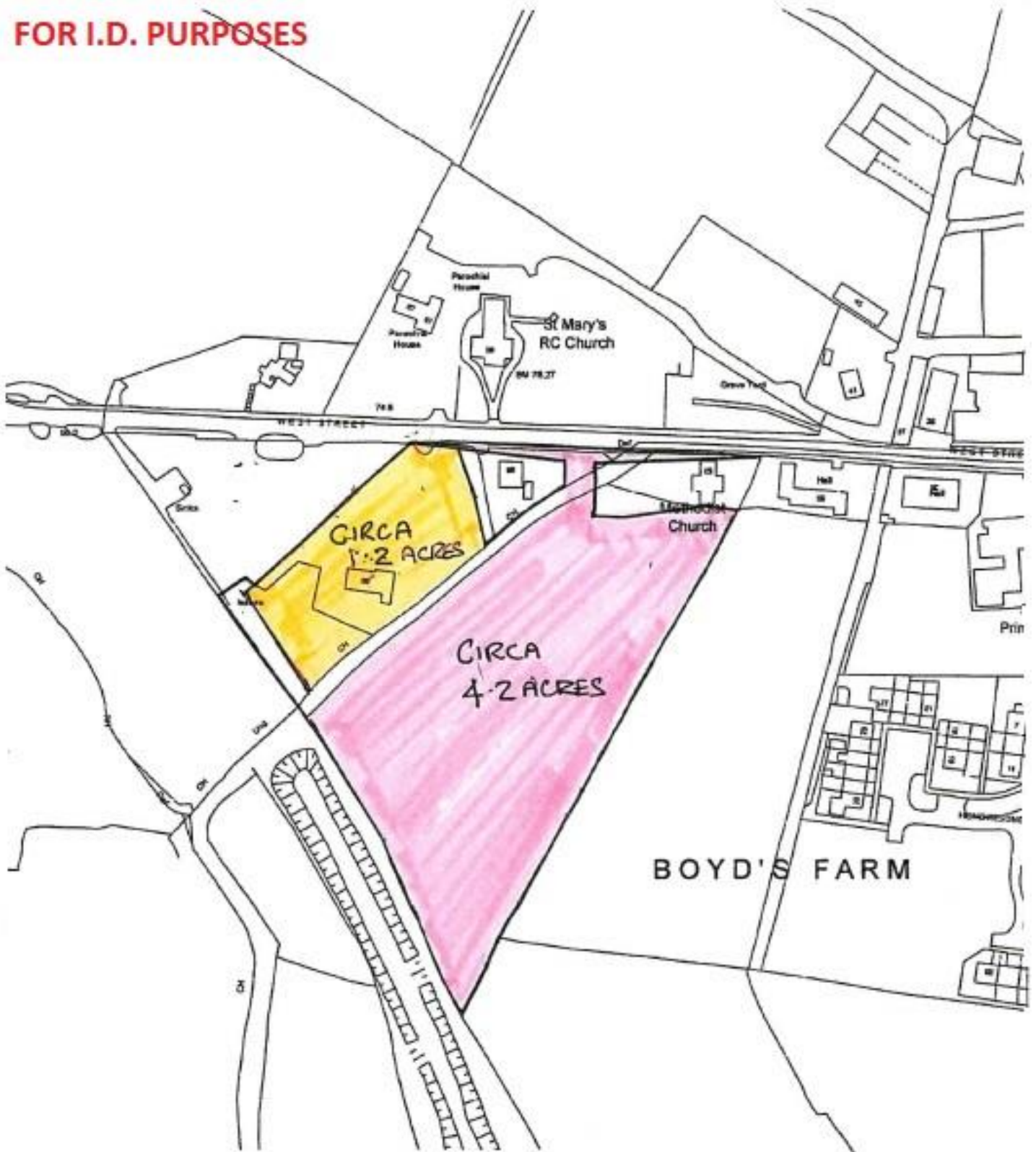


PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

**FOR I.D. PURPOSES**



**OS PLAN:- 14205SE**



**N.B.**

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

**VALUATIONS:**

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