

## J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**EXCELLENT RESIDENTIAL DEVELOPMENT SITE  
FOR 2 OR 3 DWELLINGS**

**CARNALBANAGH ROAD  
BROUGHSHANE**



The property, which contains approx. 1.5 acres is located about 2 miles from Broughshane Village and consists of 2 approved sites for two storey dwellings, one with outline approval and the other with full approval together with a further potential replacement site and a small range of dilapidated farm buildings. This is an excellent opportunity to acquire a small development site in an excellent location.

**PRICE: O.I.R.O. £150,000**

**VIEWING: Anytime**

**[www.jamcclelland.com](http://www.jamcclelland.com)**

The Sites are accessed by an existing laneway from Carnalbanagh Road (the road junction will be amended by the vendor to meet Road Service requirements.). The laneway will be retained by the vendor as it services his agricultural lands.

### **SITE 1**

Has full planning permission for a detached two storey dwelling and double garage (planning ref. G/2010/0709/RM). Plans for the house are available on request. Garage foundations have been put in place.

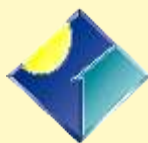
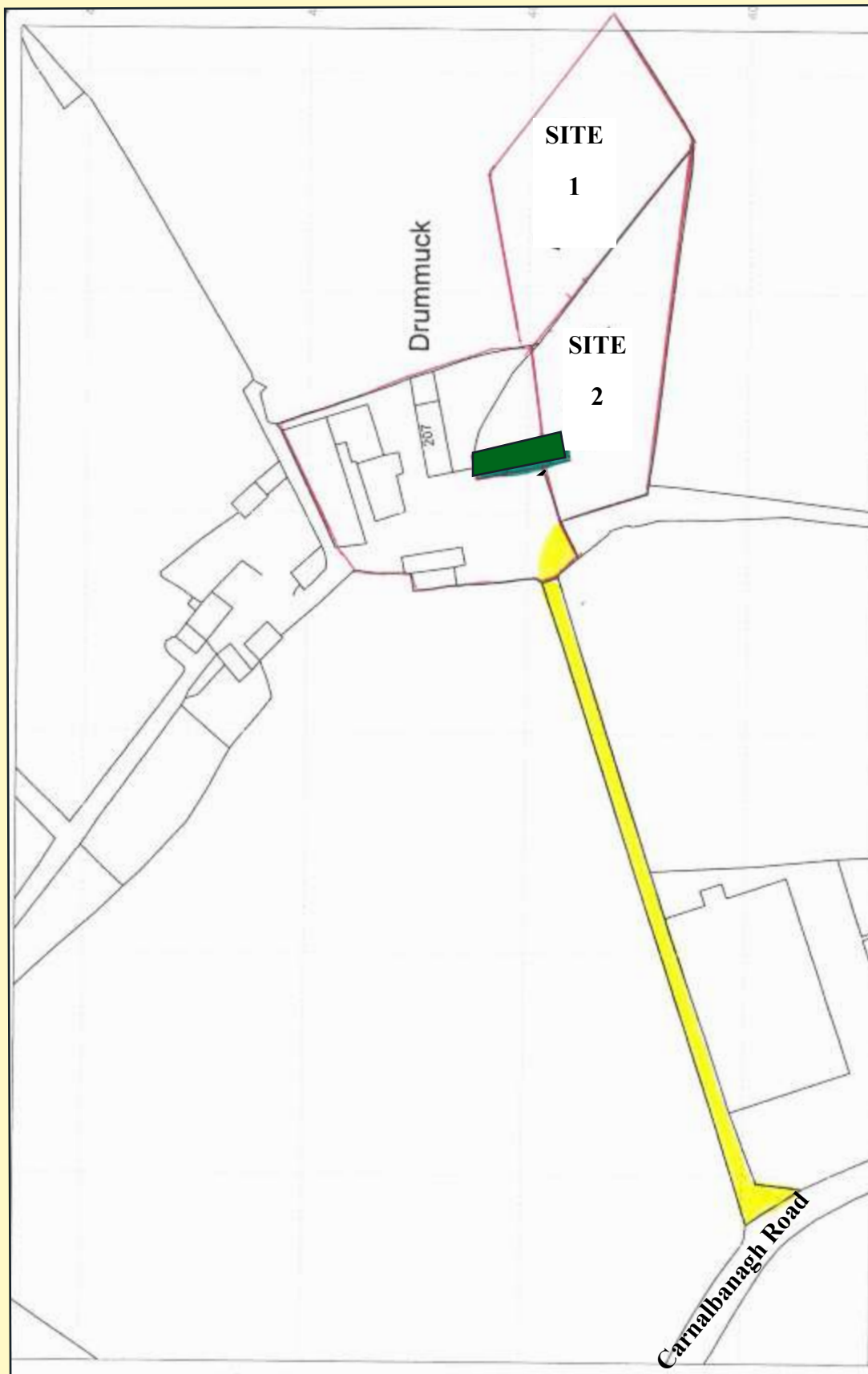
### **SITE 2**

Has planning permission for a replacement dwelling (ref. G/2014/0404/0). The vendor will be responsible for the demolition and removal of the old dwelling coloured green on the attached map.

In addition to the approved sites there is a further dwelling which subject to planning permission should provide a third site.







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### AGENT'S NOTES

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