



**Instinctive  
Excellence  
in Property.**

# For Sale

**Development Land  
c. 1.98 acres (0.801 hectare)**

Shore Road  
Toome  
Co. Antrim  
BT41 3NW

**DEVELOPMENT LAND**



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## Development Land

**c. 1.98 acres  
(0.801 hectare)**

Shore Road  
Toome  
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**DEVELOPMENT  
LAND**

## Location

The subject site is on the outskirts of Toome, approximately 30 miles north west of Belfast and approximately 1 mile west of the A6 which links the settlement with Londonderry/Derry to the west and Belfast to the east.

This is a semi-rural location which is characterised by a mixture of low density housing and agricultural land holdings nearby.

## Description

The subject is a regular shaped site with a generous frontage on to the Shore Road and is very accessible via the Moneynick Road, which connects the settlement with the main road network (the A6) between Belfast and Londonderry/Derry.

## Site Characteristics

**Area** : 1.98 acres (0.801 hectare)  
**Frontage** : c. 276 ft (c. 84 metres)

## Site Plan



## VAT

## Price

Offers in the region of **£100,000** exclusive.

## Title

We understand that the subject site is held by way of a Freehold Title.  
Title can be inspected by prior appointment at: -

Cleaver Fulton Rankin Solicitors  
50 Bedford Street  
Belfast  
BT2 7FW

Contact: Ms Jeanette Donohoe

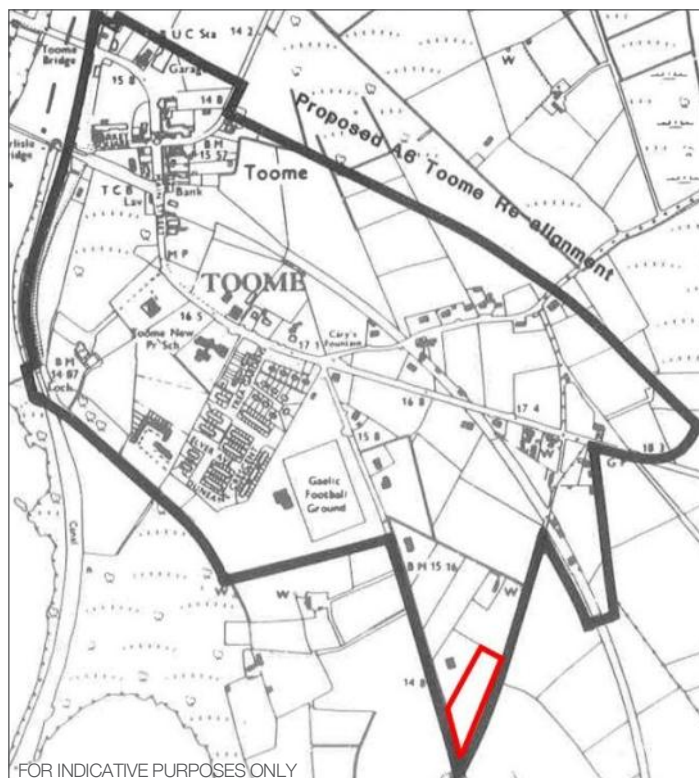
## Planning

The subject sits within Toome's settlement limit and is identified as "White Land" in the Antrim Area Plan 1984 - 2001.

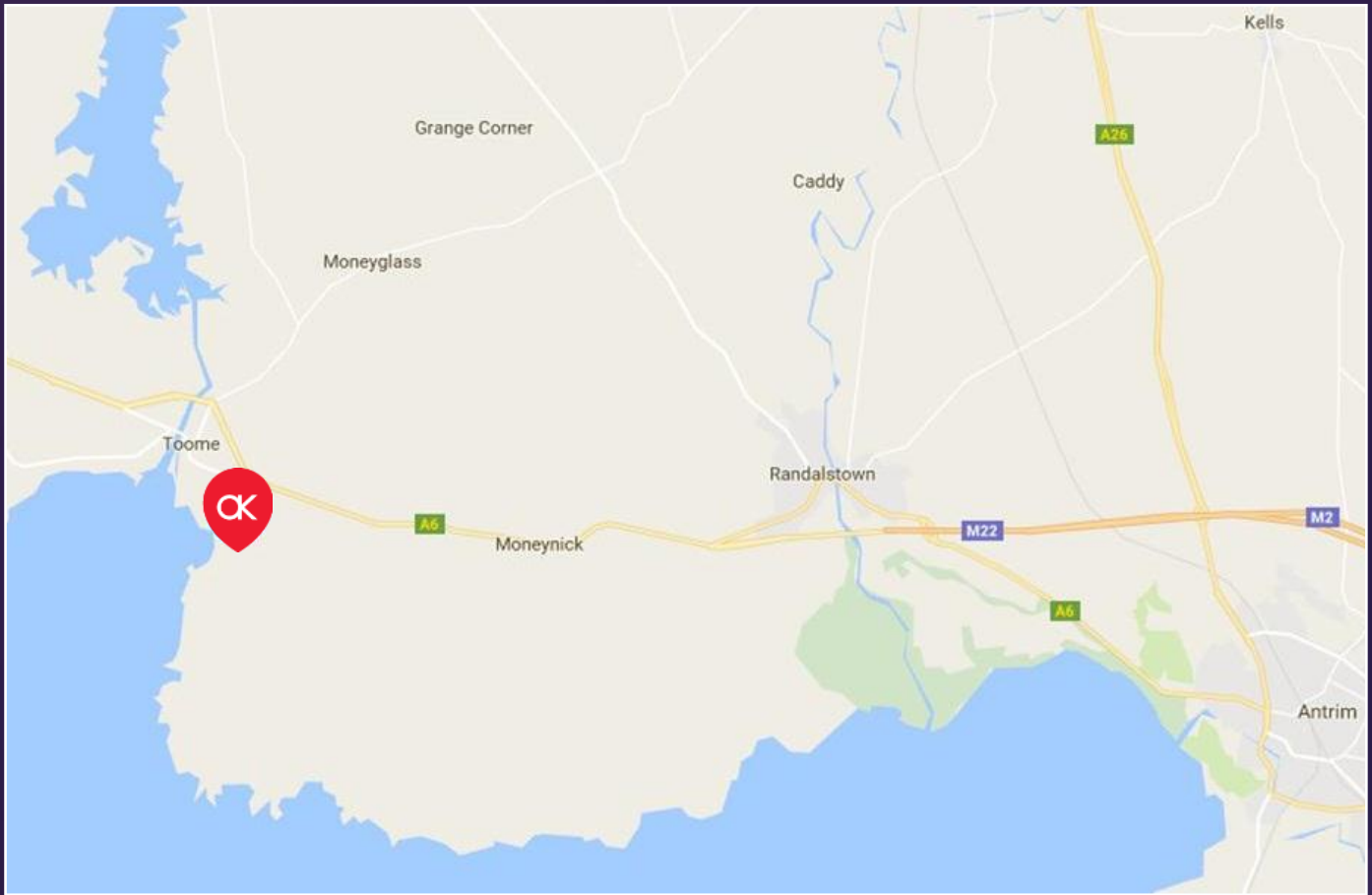
We understand that the site previously received planning approval (T/2007/0498/F) for a housing development comprising 2 no. detached, 14 no. semi-detached and 3 no. townhouses as at 23rd December 2008.

Whilst foundations for a single unit appear to have been excavated, prospective parties should satisfy themselves with respect to the extent of the work carried out to date and also any appropriate future development opportunities.

## Area Plan Extract



# Location Map



FOR INDICATIVE PURPOSES ONLY

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### MISREPRESENTATION ACT 1967

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