

# Proposed Replacement Dwelling - 251 Altinure Road, Claudy



homepage



FRONT ELEVATION

## Site with FPP 251 Altinure Road Claudy, BT47 4DG



### SITE WITH FULL PLANNING APPROVAL

Located in a private rural environment boasting panoramic views, this building site includes access from the Altinure Road, ideally situated approx 2 miles from Park village and circa 7 miles from Claudy.

The Building Site has been granted Full Planning Approval for a two storey replacement dwelling, extending to 2,314 sq ft.

The proposed accommodation layout offers a contemporary and stylish layout consisting of :

**GROUND FLOOR** – Large hallway, open plan kitchen & dining room, 2 reception rooms, utility room, family bathroom, master bedroom (with en-suite), 2 double bedrooms and shower room.

**FIRST FLOOR** – Double bedroom , large study / office and storage areas.

#### NOTE :

Plans will be available to the Purchaser.  
Planning Approval: Full Planning Approval has been granted.  
Red line images are for illustrative purposes only  
Copy of Planning Approval/Full Plans available on request.

## POA

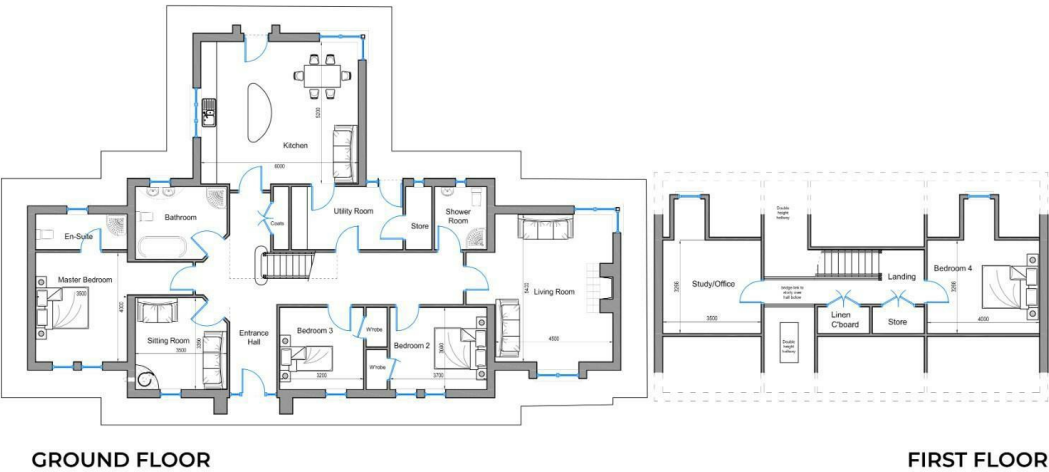
### Viewing

Please contact our Homepage NI Office on 08000465102  
if you wish to arrange a viewing appointment for this  
property or require further information.

ELEVATION



Floor Plan

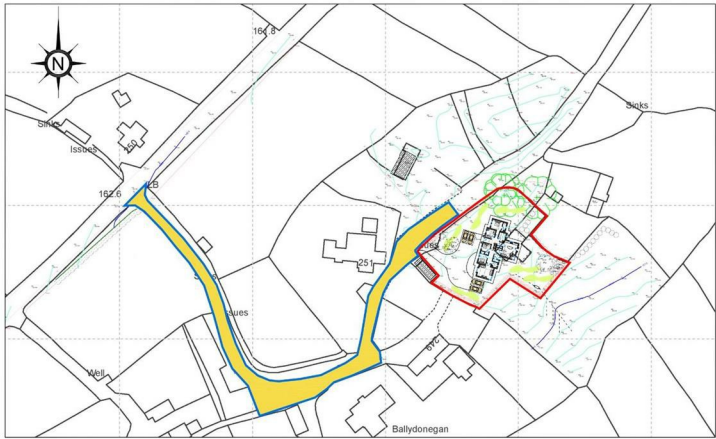


TOTAL SIZE  
Circa 2,314 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC

Site Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.