



## Site 2 Adj to 4 Village Oaks Limavady, BT49 9NT



Homepage Estate Agents are delighted to welcome this superb building site with outline planning permission the for Construction of 1½ storey dwelling and single garage at :

Site 2 , Adjacent to 4 Village Oaks, Ballykelly, BT49 9NT

It is an excellent opportunity to acquire a suburb site in the village, close to the main commuter links from Derry/Londonderry to Limavady & Coleraine.

Copy of Planning Approval/Full Plans available on request.

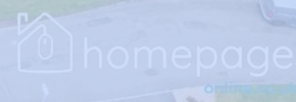
- EXCELLENT DEVELOPMENT OPPORTUNITY
- OPP - LA01/2026/0122/O
- CONSTRUCTION OF 1 & 1/2 STOREY DWELLING WITH GARAGE
- ROAD FRONTAGE
- SOUGHT AFTER LOCATION



### £70,000

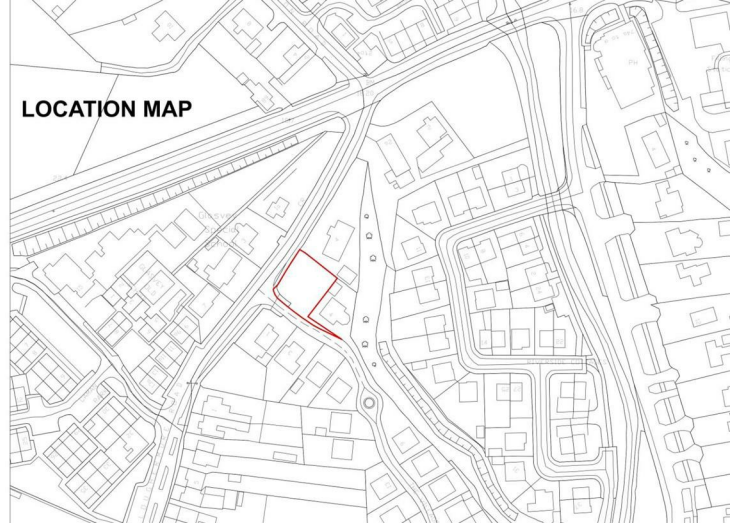
#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.