

# Proposed Replacement Dwelling - 253 Altinure Road, Claudy



homepage



FRONT ELEVATION

## Site with FPP 253 Altinure Road Claudy, BT47 4DG

Proposed Replacement Dwelling - 253 Altinure Road, Claudy



### 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 2,234 sq ft.

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

**GROUND FLOOR** – Large hallway, open plan kitchen / dining room / living area, reception room, utility room, family bathroom, master bedroom (with en-suite & walk in wardrobe), double bedroom and rear entrance hall.

**FIRST FLOOR** – Large landing, 2 double bedrooms (one with walk in wardrobe), play room, bathroom 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.

REAR ELEVATION





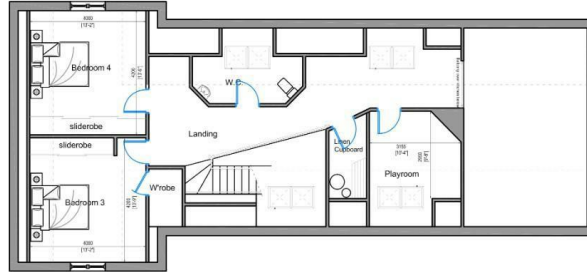
## Floor Plan



### Proposed Ground Floor Plan

Scale: 1:100  
Ground Floor Area: 1550ft²  
Total Ground & First Floor Area: 2234ft²

**TOTAL SIZE**  
Circa 2,234 sq ft



### Proposed First Floor Plan

Scale: 1:100  
First Floor Area: 684ft²

## Proposed Replacement Dwelling - 253 Altinure Road, Claudy

## 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		

## 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) <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		

## Northern Ireland

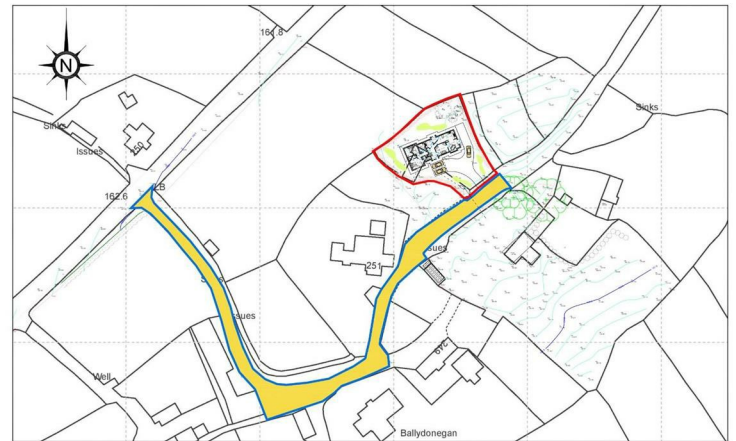
EU Directive  
2002/91/EC

## Elevations



## Proposed Replacement Dwelling - 253 Altinure Road, Claudy

## Site Plan



## Proposed Replacement Dwelling - 253 Altinure Road, Claudy

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.

Homepage Estate Agents

Tel: 08000465102 | Email: [info@clickhomepage.online](mailto:info@clickhomepage.online)

[www.clickhomepage.online](http://www.clickhomepage.online)

