



EXPRESSION OF INTEREST  
**TO LET**

LAND AT CLOONEY PLAYING FIELDS, CLOONEY PARK WEST, DERRY-LONDONDERRY  
UNIQUE SPORTING FIELD/LAND OPPORTUNITY OF C. 7.54 ACRES SUITABLE FOR RECREATIONAL USE (STPP).

**Lisney**



## Features

- ◆ Unique sporting field/land opportunity on lands extending to c. 7.54 acres.
- ◆ Central location in Derry~Londonderry benefiting from amenities and the city centre in close proximity.
- ◆ Flat topography suitable for a variety of recreational uses (subject to the necessary consents).
- ◆ Inviting expression of interests on a Leasehold basis.

## Location

The subject land is located in Derry~Londonderry, situated to the north west of Northern Ireland, approximately 20 miles east of Letterkenny, 136 miles north of Dublin and 67 miles north west of Belfast.

The subject land is accessed from Clooney Park West which is just off Limavady Road, one of the city's main thoroughfares.

The land benefits from strong transport links with Waterside Train Station within 0.8 miles and various bus connections on Limavady Road.

## Description

The subject lands extend to circa 7.54 acres (c. 3.05 Hectares), currently comprising 5no. football pitches and open grassland with a small paved car-parking area to the western boundary upon site entry from Clooney Park West.

The land is consistently flat across its entirety and is secured by perimeter palisade fencing.



## Accommodation

Circa 7.54 acres (3.05 Hectares).

## Planning History

The subject lands are located within the Settlement Development Limit as designated in Derry Area Plan 2011 and are zoned Whiteland.

All interested parties should make their own enquiries concerning planning.

## Opportunity

The Department for Communities are seeking expressions of interests from all parties interested in the leasehold of the entirety of the land for the use of recreational purposes, in a way that provides social benefit to the local community.

## Expression of Interest

Interested parties should complete and return the Expression of Interest submission form by 5pm on 23rd January 2023.

## Information Pack

A Document Pack is available for interested parties which includes the site demise, photographs and Clooney Masterplan Framework.

It also includes the 'Expression of Interest' submission form and scoring framework.

To be sent this information, please contact the agent.

## Value Added Tax

We understand VAT will be chargeable.

## Lease Details

A new Full Repairing and Insuring lease is available on the following terms:

Rent – inviting offers in the region of £10,000 per annum exclusive.

Term – long-term lease available.







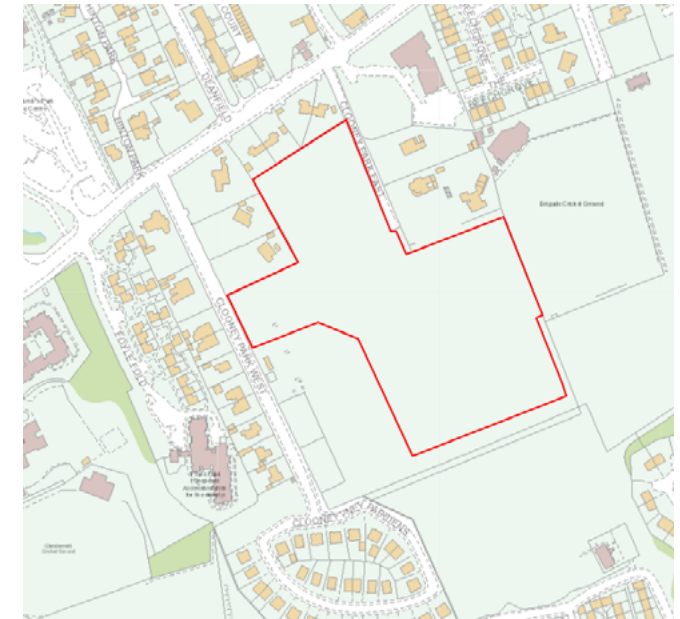
## Contact

Strictly by appointment with the sole agent.  
For further information please contact:

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Further information is available at [www.lisney.com](http://www.lisney.com)

