

**FOR SALE**

**Land to rear of 1 Termon Street, Derry/Londonderry BT47 6DY**  
**LAND OF C. 0.1 ACRE IN THE WATERSIDE**

**Lisney**

COMMERCIAL REAL ESTATE

EBRINGTON  
SQUARE

GLENDERMOTT  
CROSSROADS

SUBJECT LAND

FOYLESIDE  
SHOPPING CENTRE

DERRY/LONDONDERRY  
TRAIN STATION

OUTLINE FOR INDICATIVE PURPOSES ONLY

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## FEATURES

Located just off Termon Street

Land of c. 0.1 acres

May be suitable for various uses,  
subject to planning

### LOCATION

The subject land is located within the Waterside area of Derry/Londonderry, approximately 1.2 miles from the City Centre.

The land enjoys excellent nearby transport links including Waterside Train Station, the A2 to Coleraine and the A6 to Belfast.

The land is accessed at the bottom of Termon Street, just off Melrose Terrace / Bonds Hill, which is just off the main Glendermott Road crossroads.

### DESCRIPTION

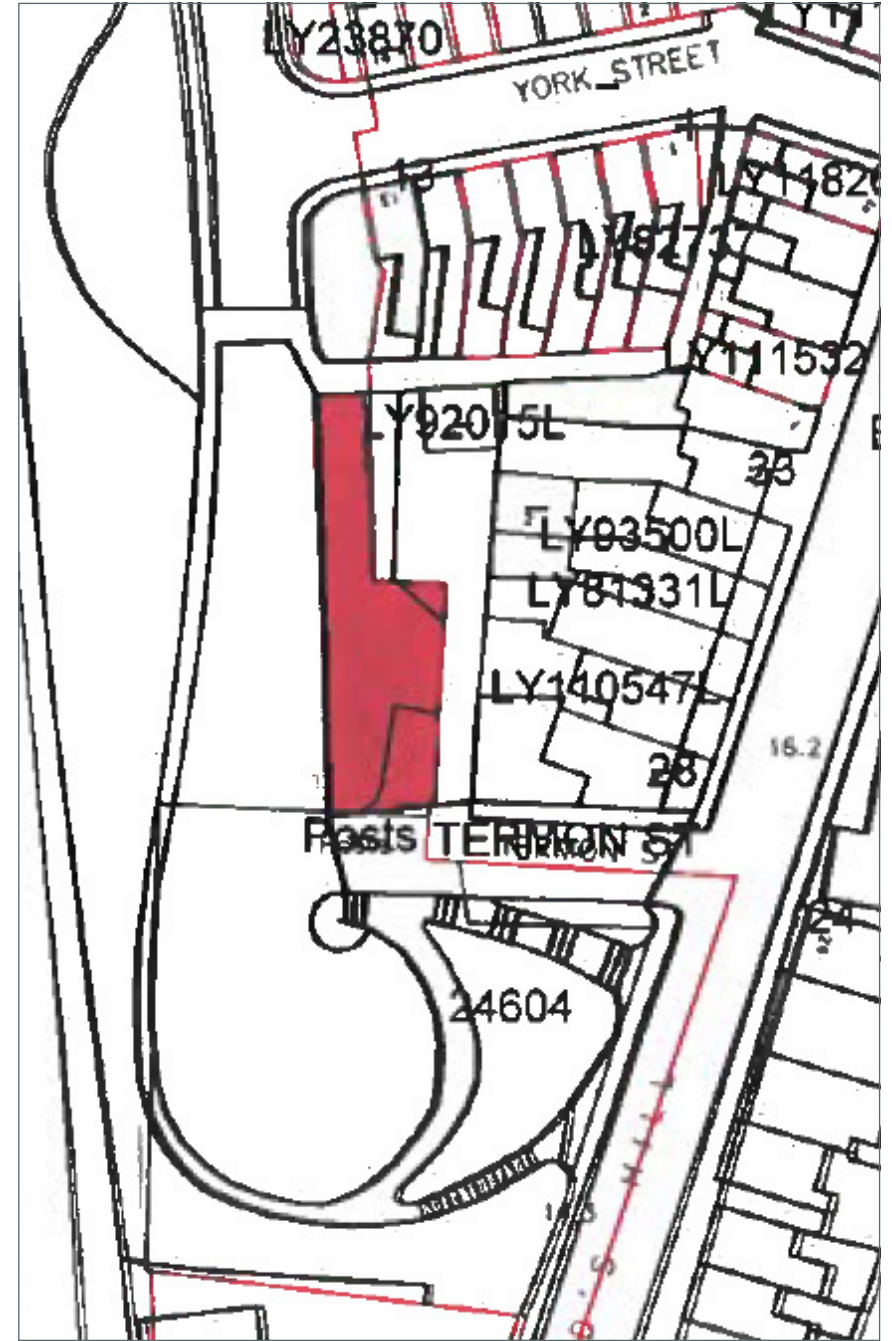
The subject land extends to circa 0.1 acres (circa 3,500 sq.ft.) and comprises of a strip of land with trees and some cleared ground. The land is bounded by fencing and is accessed from Termon Street.

Following a review of the Derry Area Plan 2011, we understand that the land is zoned for residential and is located in an Area of Townscape Character.

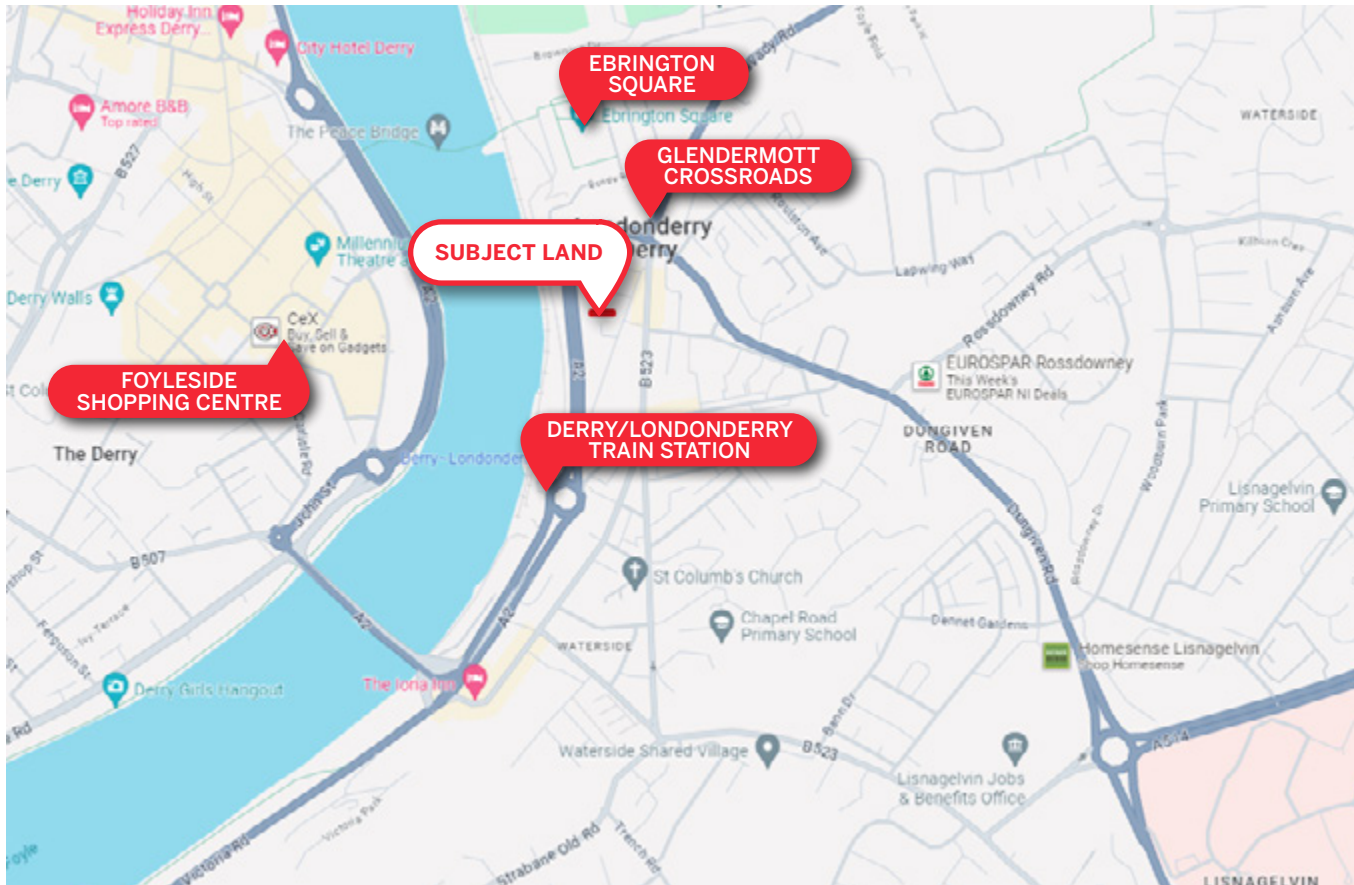
After reviewing Planning NI, we note that there are no live or expired planning applications or permissions on the land.







## LOCATION



## ACCOMMODATION

We understand from measurements taken on Spatial NI that the site measures approximately 0.1 acres or approximately 3,500 sq.ft.

## TITLE

Freehold

## PRICE

£15,000 exclusive

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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