

**FOR SALE**

**Land adjacent to 11 Corrody Road, Derry~Londonderry  
BT47 2EA**

RESIDENTIAL DEVELOPMENT LAND WITH FULL PLANNING FOR 2 APARTMENTS

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY



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## FEATURES

Land of 0.026 acres

Full planning for 2 apartments

Located in a densely populated residential area

*Property outline for indicative purposes only*

### LOCATION

The subject site is situated on Corrody Road, just a short drive from the city centre.

The surrounding area features a mix of residential properties with complementary facilities including schools, shops, and transport links.

With essential amenities close by and strong road connections to the city and further afield, the location provides a well-located and accessible setting.

### DESCRIPTION

The site is irregularly shaped and was the former plot of an end terrace dwelling/garage. The former building has since been demolished, leaving a site ready for development.

When constructed, the new property will benefit from views across the city, given the elevated position on the Corrody Road.

Following a review of the Derry Area Plan 2011, we understand that the land is zoned as white land and is located in a densely populated social housing area.



## PLANNING

The subject land benefits from Full Planning Permission, as per the details below:

### Reference

LA11/2017/0676/F

### Description

2 storey building with one 1x bedroom apartment on each floor.

### Granted Date

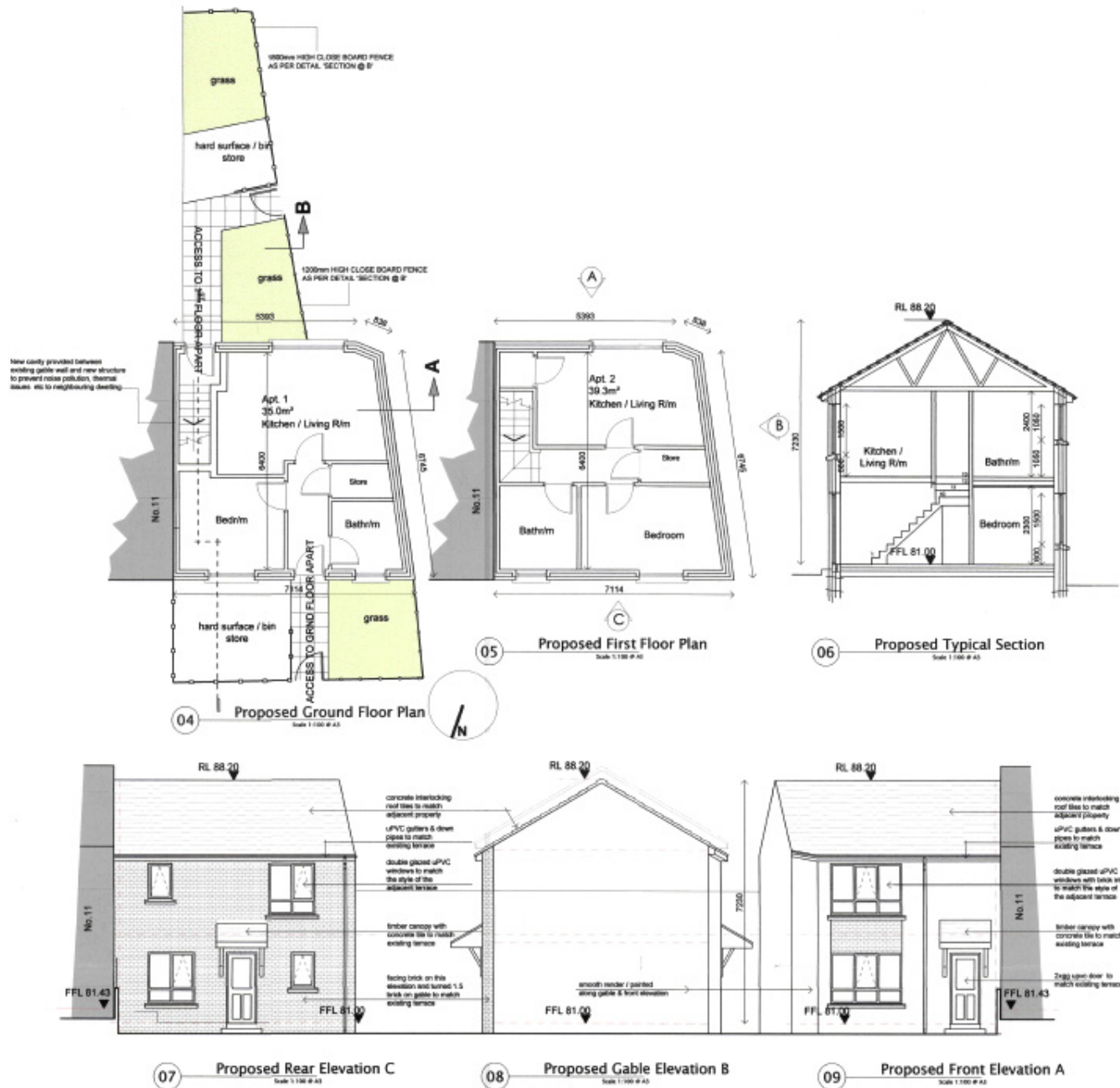
22 Jan 2018

### Please Note

The applicant has made a "material start" to the planning and has the benefit of a Certificate of Lawfulness of Existing Use or Development (CLEUD certificate).

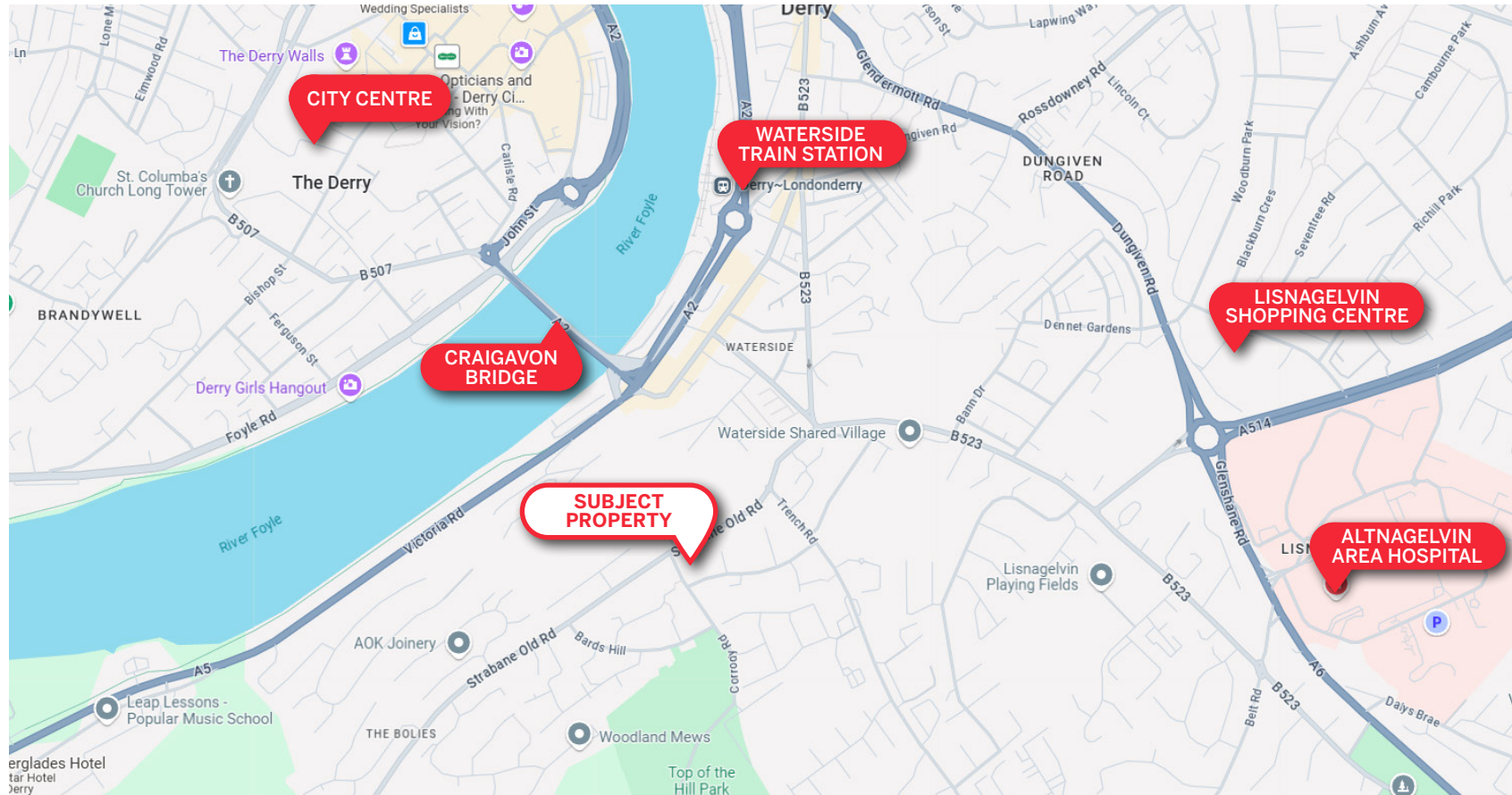
## ACCOMMODATION

We understand from measurements taken on Spatial NI that the site measures approximately 0.026 ac (1173 sqft).





## LOCATION



## TITLE

Freehold

## PRICE

£50,000 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/ukxi/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.

REF 24245

# Lisney

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### For further information:

**Lynn Taylor: 028 9050 1501 / 07813 020 181**

[ltaylor@lisney-belfast.com](mailto:ltaylor@lisney-belfast.com)

**Kristian Dube: 028 9050 1501**

[kdube@lisney-belfast.com](mailto:kdube@lisney-belfast.com)

Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

**3rd Floor, Montgomery House**

**29-33 Montgomery St, Belfast BT1 4NX**

**Tel: 028 9050 1501**

**Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)**

[lisney.com](https://www.lisney.com)



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