

**FOR SALE**

## 8 Ballyhagan Road, Maghera BT46 5LR

DETACHED BUNGALOW IN RURAL LOCATION / POTENTIAL REPLACEMENT DWELLING SITE (STPP)

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## FEATURES

Detached 2 bedroom bungalow  
requiring refurbishment

Total land of c. 1.1 acres

Potential for replacement dwelling  
(STPP)

Just 3 miles from Maghera &  
8 miles from Magherafelt

*Property outline for indicative purposes only*

### LOCATION

The subject property is located on the outskirts of Maghera, just 8 miles south west of the town centre. The property benefits from all the attractions of a rural location but just a 5 minute drive from local amenities.

The subject property is located 7.9 miles from Magherafelt, 24 miles from Coleraine and 41 miles from Belfast.

Ballyhagan Road is a quiet, single carriageway road upon which a number of houses and farms are located amongst agricultural land.

### DESCRIPTION

The subject property comprises a vacant 2-bedroom detached dwelling on land of circa 1.1 acres.

Internally the property consists of a porch, living room, kitchen, dining room, two bedrooms and a bathroom. The property has not been occupied recently and requires some refurbishment.

The property utilities comprise of oil heating and a septic tank.

Externally, gardens surround the property with a gated driveway off the Ballyhagan Road.

The majority of the land, c. 0.7ac, is to the south of the dwelling and comprises wooded land. The entire property is bound by a combination of wooden fencing, trees and hedging.



## ACCOMMODATION

From measurements taken on Spatial NI, we estimate that the approximate site area is c. 1.1 acres.

From measurements taken on site, the approximate area of the dwelling is as below:

Room	sqm	sqft
Porch	1.37	14.83
Living room	13.41	144
Kitchen	9.03	97
Dining Room	10.82	116
Bedroom 1	11.58	125
Bedroom 2	4.61	50
Bathroom	5.01	54
<b>Total</b>	<b>55.83</b>	<b>601</b>

## RATES PAYABLE

Capital Value:	£65,000
Rates Pounding 2025/26:	0.010559
Rates Payable:	£686.34

## TITLE

Assumed Freehold or Long leasehold title.

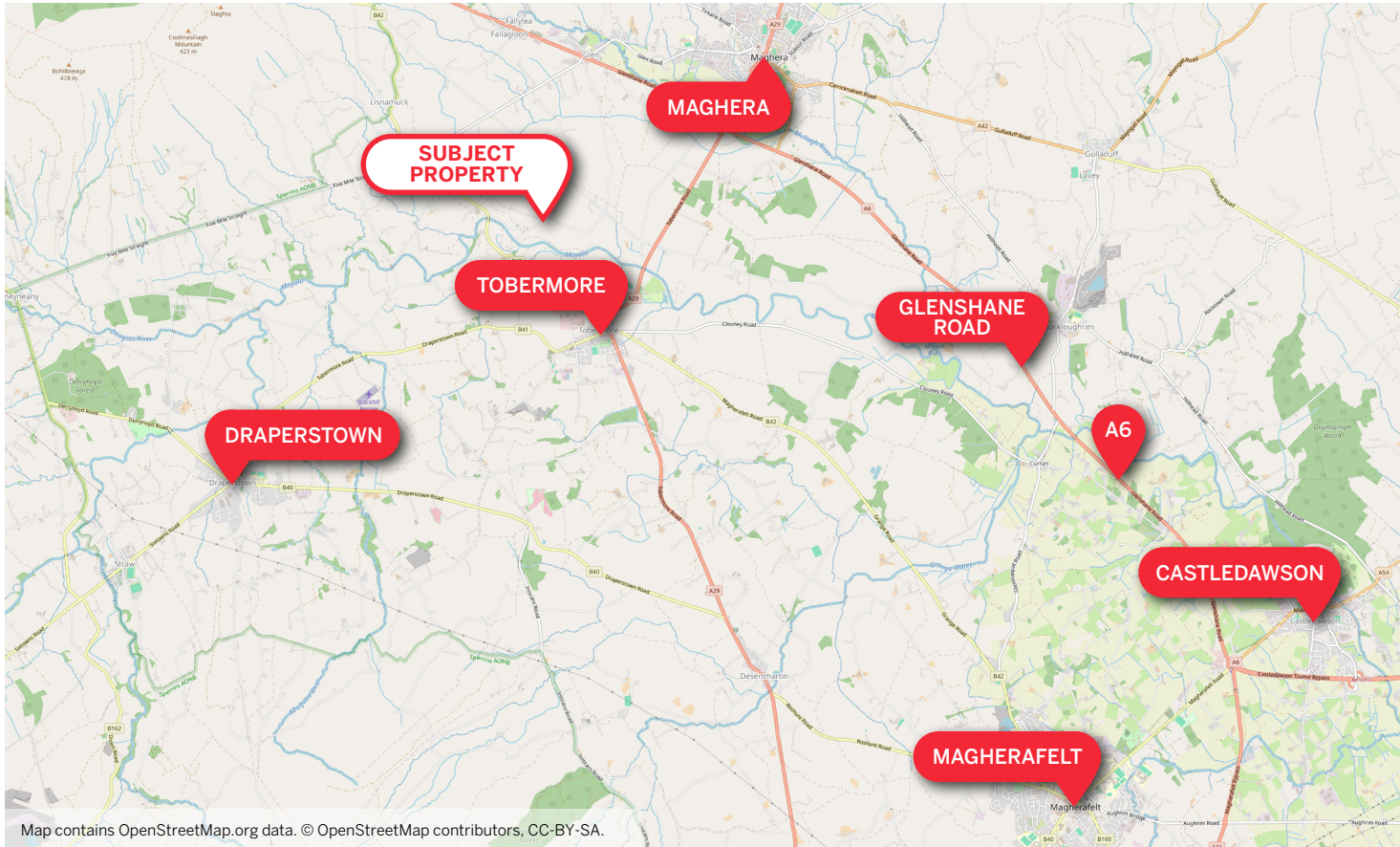
## PRICE

£70,000 exclusive





## LOCATION



## VAT

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

## STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

## EPC

The EPC rating is 38F.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F	38 F	
1-20	G		

## 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 24426

# Lisney

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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