

Lands bounded by A4 Annaghilla Road, A5 Tullyvar Road and Tullybryan Road,
Ballygawley

For Sale

Superb Development Opportunity

Prominent Site with outline planning permission for a Service Station & other amenities extending to approx. 5.23 acres (2.117 hectares)



Lambert
Smith
Hampton

Summary

- Prominent petrol filling station site fronting one of Northern Ireland’s busiest road.
- Extending to approximately 5.23 acres (2.117 hectares).
- Outline Planning Permission for provision of service station and other amenities.
- Extensive frontage onto the A4, A5 & new Ballygawley roundabout.

Location

The site is situated on an extremely prominent location on the new Ballygawley roundabout providing excellent road frontage for all passing vehicular traffic. It is positioned in a principle interchange junction serving vehicular traffic in both North/South and East/West directions with daily traffic flows estimated at over 40,000 vehicles (for further details, please contact the agent). As the site is bounded by Key Transport Corridors, namely the A4 and A5, this further enhances the site’s connectivity through the A4 (westbound) to Enniskillen, the A4 (eastbound) to Belfast, the A5 (northbound) to Omagh and the A5 (southbound) to Monaghan. Additionally, the site benefits from excellent accessibility to the Motorway network, with the M1 Motorway approximately 14 miles (22.5 km) to the east, providing direct access to Belfast City Centre approximately 52 miles (84 km) to the east.

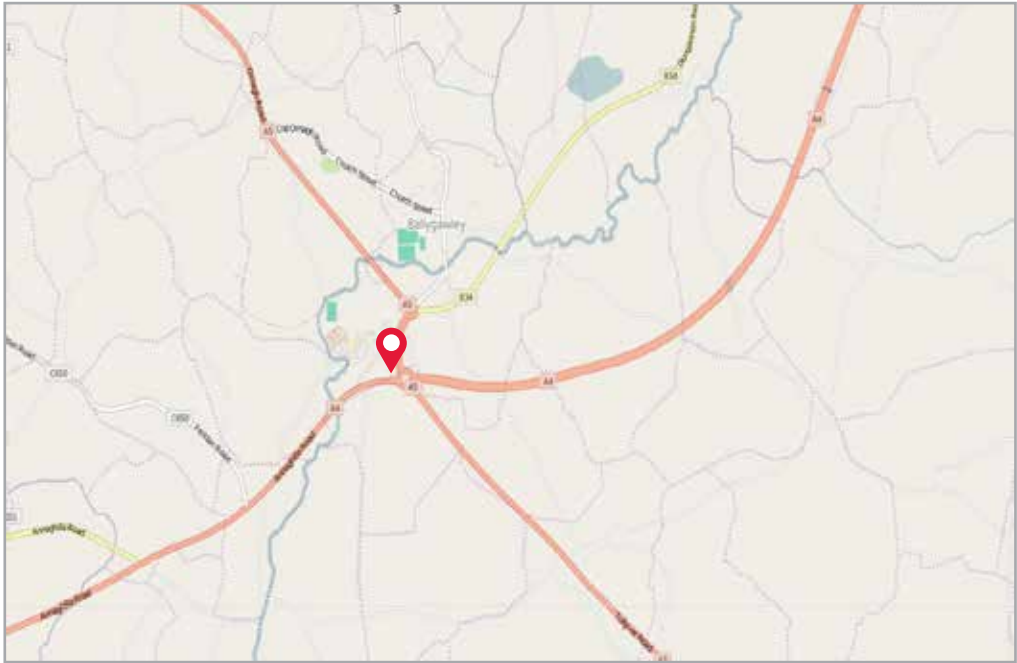
The site is situated approximately 0.7 mile (1.1 km) to the southwest of Ballygawley village. The immediate surrounding area comprises Park and Share car parking facilities, St Ciaran’s High School and a number of residential developments.

M1 Motorway (Junction 15)	14 miles
Enniskillen Town Centre	30 miles
Omagh Town Centre	16 miles
Belfast City Centre	52 miles

The Northern Ireland Executive have proposed a road improvement scheme known as the A5 Western Transport Corridor (A5WTC) which will provide 85 km of dual carriageway from south of Derry~Londonderry at New Buildings to the border at Aghnacloy. This scheme will improve the road networks between urban centres such as Strabane, Newtownstewart, Omagh, Ballygawley and Aghnacloy. The indicative scheme phasing proposes to insert a Junction to the west of the site (Junction 15) and improve the A4 Annaghilla Road bordering the site, which will ultimately enhance the site. For further information on the A5 Western Transport Corridor, please visit www.A5WTC.com.



For Indicative Purposes Only



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Description

The site extends to approximately 5.23 acres (2.117 hectares) and benefits from extensive frontage onto the A4 Annaghilla Road of approximately 300m (989 ft) and onto the A5 Tullyvar Road of approximately 89m (293 ft).

- A5 (connecting to A28 & N2) access to Armagh & Monaghan**
- A5 access to Omagh, Strabane & Derry**
- A4 access to Enniskillen**
- A4 (connecting to M1), access to Dungannon, Lisburn & Belfast**

Planning

The property benefits from Outline Planning Permission for the 'provision of a service station to include fuel provision, café, shop, tourist information, toilets, picnic area, parking, car wash and provision for park and share'. Outline Planning permission was granted on 9 January 2017 (Planning Ref: M/2014/0512/O). Please contact the agent for planning documentation and drawings.



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Extract from the approved planning permission (full drawings available from the agent)

Asking Price

Please contact the agent for further details.

Energy Performance Certificate

Not applicable.

VAT

We are advised that the subject property is not VAT registered and therefore VAT will not be chargeable in addition to the purchase price.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

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