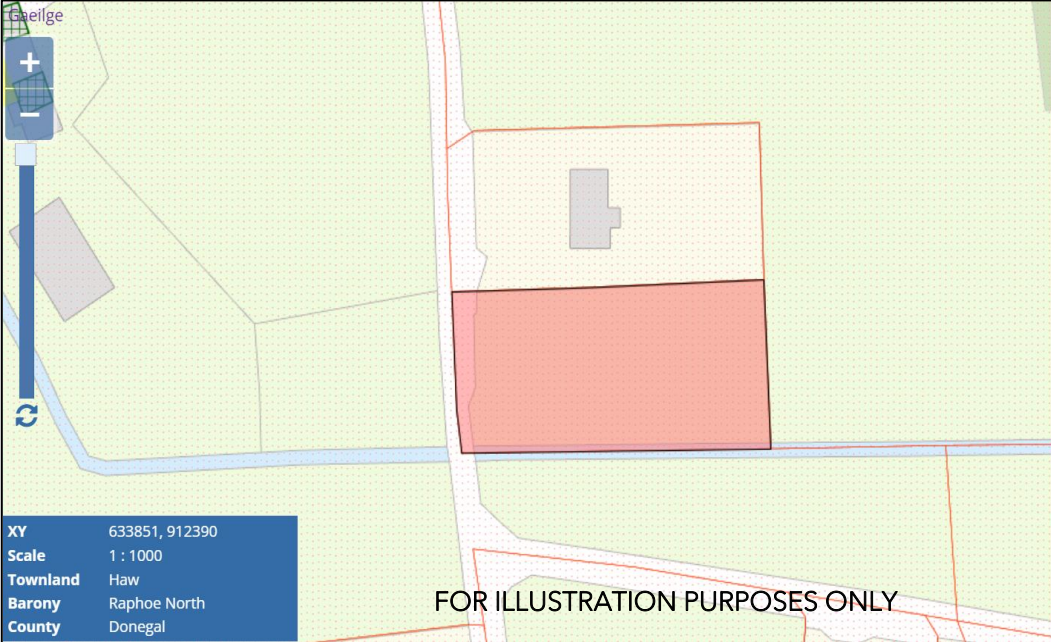


# For Sale

Asking Price: €40,000



0.26 Ha (0.64 Acres), Church Town,  
Carrigans, Co Donegal



XY 633851, 912390  
 Scale 1 : 1000  
 Townland Haw  
 Barony Raphoe North  
 County Donegal

### Property Details

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Folio Number	DL74039F
Title Level	Freehold
Plan Number	C3PJK
Property Number	1
Area of selected plans	0.26 hectares.
Number of Plans on this folio:	1
Address	Not Available

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\*Taitle Éireann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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### Description

An opportunity to acquire a residential site with countryside views in Church Town, Carrigans. This 0.26 hectare (0.64 acre) site is situated within a short drive of Carrigans and offers a tranquil escape while remaining conveniently close to local amenities and facilities.

Subject to planning permission, this site presents a promising opportunity for the development of a stunning residence. The site will likely be subject to a Section 47 condition. Planning was granted on the site previously for the construction of a large two storey detached house extending to 269.74 sq (2,902 sq ft) approximately.

Located 3 km west of Carrigans and close to local amenities and facilities, 25 minutes drive from Letterkenny, 16 minutes drive of Derry City and 13 minutes from Lifford.

### Special Features

- Views of surrounding countryside.
- Services available nearby.

### Directions

Using Google Maps, insert the coordinates Latitude: 54.958104 Longitude: -7.472722 and follow the directions.




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**VIEWING DETAILS**  
 Please contact us to make an appointment. We are open Monday to Friday 9am to 5:30 pm. Saturdays by appointment.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

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