

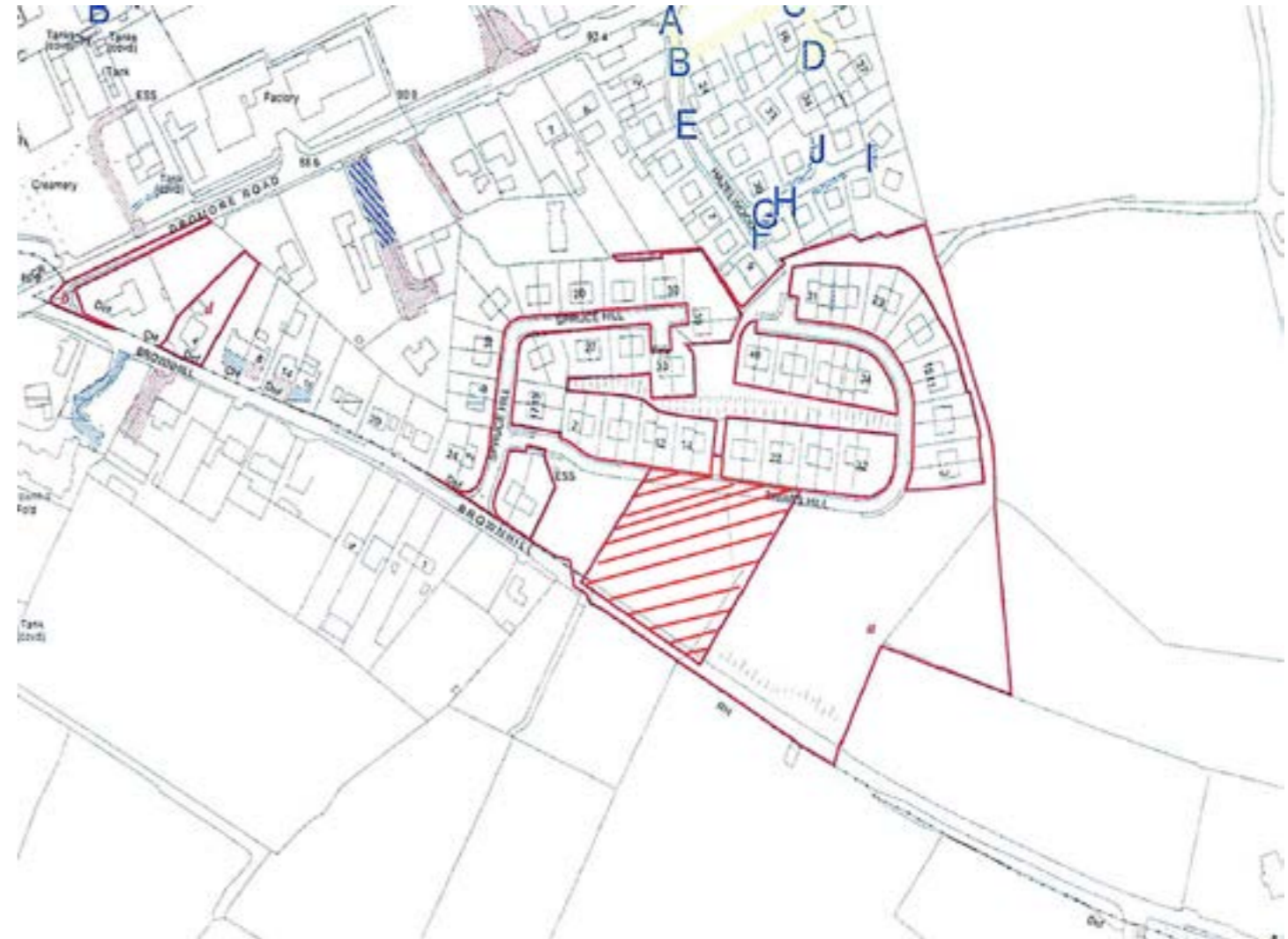
From the town centre take the Dromore Road. Turn right onto Brownhill Road. The land is on the left hand side after Spruce Hill / Briars Hill.



Dougan
RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG
Telephone 028 9030 8855 Facsimile 028 9061 2252
Email info@douganproperty.com
Web www.douganproperty.com

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Approximately 4.2 Acres Of Land At Sprucehill,
Brownlow Road, IRVINESTOWN, BT94 1ES

Asking Price £59,950

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KEY POINTS

- * Land Located in Irvinestown, Co Fermanagh.
- * Total holding of approximately 4.2 acres.
- * The land is positioned immediately adjacent to and within Sprucehill housing development.
- * Approximately 1.2 acres are located within the development limit.
- * Planning was previously granted For 10 dwellings on part of the land approximately shaded above.
- * Offers excellent residential development potential (subject to the purchaser obtaining planning permission).

LOCATION

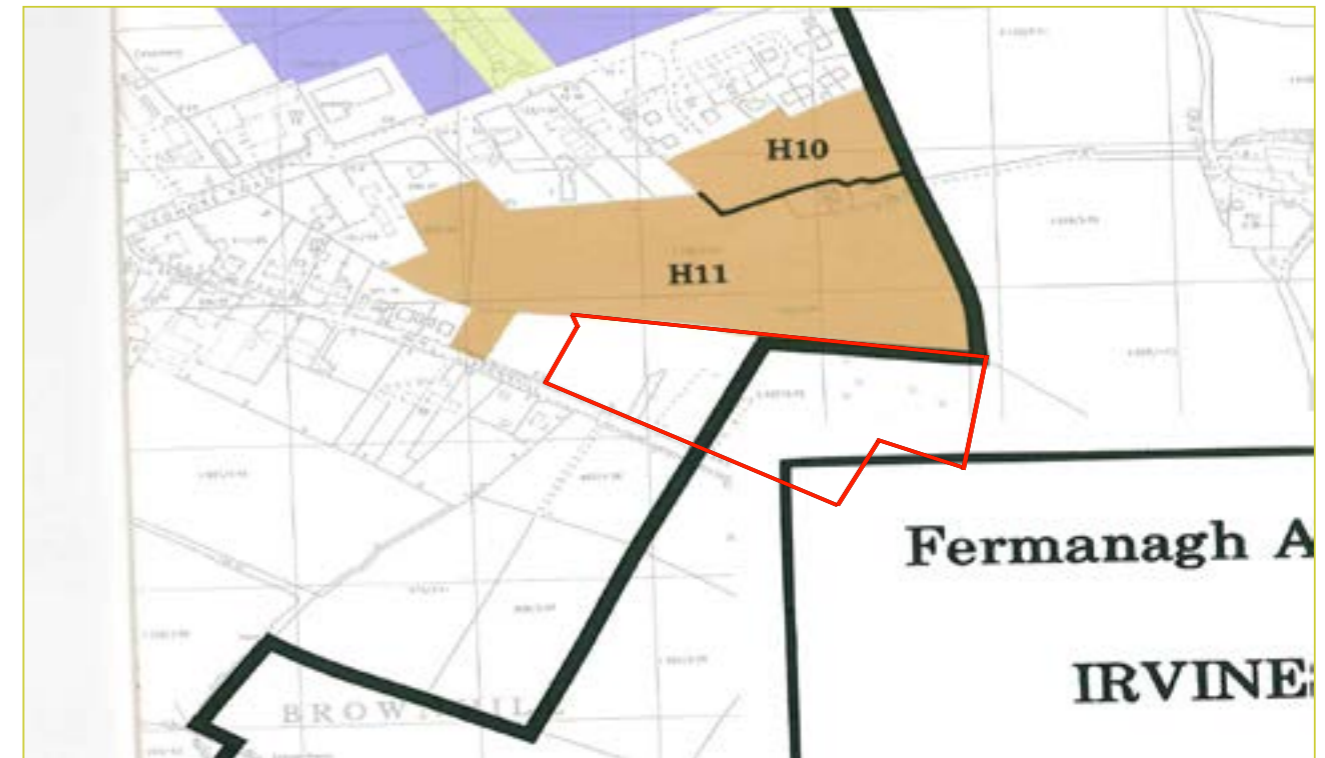
The subject land is located in Irvinestown in County Fermanagh approximately 8 miles from Enniskillen. Irvinestown is a popular market town with a population of approximately 2,000 persons according to the 2008 Census. Within Irvinestown, the land is positioned fronting the Brownhill Road and Briars Hill residential development and is a short distance from the town centre.

DESCRIPTION

The land extends to approximately 4.2 acres. It benefits from a frontage of approximately 600 ft to Brownhill Road. The extent of the land is indicated on the map reproduced in the brochure. The land being offered for sale comprises of part zoned land, part agricultural land outside the development limit and the residue of the roads/infrastructure of the Sprucehill development. Road Service have verbally advised that some work is ongoing to complete the adoption of the road network and this is not far off completion. Prospective purchasers should contact Road Service for clarification. The land being offered for sale contained within several folios and Land Registry maps are available. For Title queries please contact James Morrison of C H Jefferson, Jefferson House, 42 Queen Street, Belfast, BT1 6HL.

FERMANAGH AREA PLAN 2007

The land being offered for sale extends to approximately 4.2 acres. Of this 4.2 acres approximately 1.2 acres appear to be approximately located within the development limit of the Fermanagh Area Plan 2007. The approximate boundaries of the land have been shown on the extract from the area plan reproduced in the brochure (all boundaries in this brochure are approximate and are for initial guidance purposes only. They must not be relied upon by prospective purchasers. All interested parties should make their own enquiries regarding the planning position and the boundaries of the land being offered for sale).



PLANNING HISTORY

Planning permission was previously granted on 19th October 2004 for the development of 10 dwellings on the land situated approximately within the development limit. Ref L/2004/0049/F This planning permission has lapsed. A copy of the decision notice is available on request via email.

PRICE

Offers are invited in the region of £59,950.

FURTHER INFORMATION

To view the property or for further information please contact Trevor Dougan at Dougan Residential and Commercial on 02890 308855 or 07887708796.