



FOR SALE Development Opportunity c. 3.14 acres (1.27 ha) with Planning for 17 Units.
Lands at Teemore Road, Teemore, Fermanagh BT92 9QF

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LOCATION / DESCRIPTION

The subject is located off the Teemore Road on the western periphery of Teemore village c. 16.5 miles south of Enniskillen and 3 miles north of the border with County Cavan. The lands are convenient to all local village amenities within Teemore to include schools, churches and shops.

The lands extend to 3.14 acres (1.27 hectares) and benefits from planning permission for 17 units (11 townhouses & 6 semi-detached). Foundations are in place for one of the units and we understand due to commencement of works planning has been established and remains active.

SITE AREA

Site Area	3.14 acres	1.27 hectares
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PLANNING HISTORY

Planning reference: L/2005/2314/F

Address: Site adjacent to and 60m SW of St Mary's Primary School, Derylaney, Teemore.

Proposal: Proposed housing development comprising of 17 no. units, associated development roads and landscaping.

Status: Permission Granted 31 March 2010.





SALES DETAILS

PRICE: Asking £175,000

TITLE: Freehold / Long leasehold title

VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

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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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.