

FOR SALE



GREAT NORTHERN ROAD (A5) | OMAGH | CO. TYRONE

Circa 30 acres / 12.15 hectares of Zoned Development Lands

Significant Mixed Use Prime Development Site in Omagh.



DEVELOPMENT SUMMARY

- ✓ Mixed use development opportunity.
- ✓ Planning Permission retained for Industrial Units, Office Accommodation, Hotel, and other employment uses.
- ✓ Range of possible uses provide opportunity for an approved imaginative scheme maximising development value.
- ✓ Prominent location with excellent frontage onto A5 Through pass.
- ✓ Access approved onto A5 and via Gortrush Industrial Estate. (Off main trunk road).
- ✓ To be sold as a whole.
- ✓ 30 acres / 12.15 Ha gross area
- ✓ Planning consent allows circa 240,000 sq ft of floor space.
- ✓ A sale in two lots may be considered
- ✓ Of interest to developers, investors, and owner occupiers.



- ✓ A strategically located developments site on the bypass around Omagh with easy access to town centre.
- ✓ Fantastic opportunity to acquire a substantial ready to develop site within Omagh's town boundary.

SITE LOCATION

The lands are located approximately 0.5 miles from Omagh Town Centre, with the main entrance being via the Great Northern Road(A5), the main arterial route through the town.

Omagh is the County Town of Tyrone and is located within West Tyrone, with a population of 50,000 approx.

A former market town Omagh has the headquarters for the Western Education and Library Board, the regional Council Offices, Land and Property Services, DAERA and Social Security Office together with a OAS Hospitals.

The town benefits from proximity to strong infrastructural links/ major roads and bus routes.

The site has a high-profile prominent position with significant frontage along the Great Northern Road (known as the A5). The A5 is the main "west of the province" Transport route connecting counties Tyrone & Londonderry with Belfast and the main route from Dublin to Letterkenny (Donegal) & Derry/ Londonderry.

Transport links are excellent. The "lands" have approval for 2no. vehicular access points.

1. Main entrance directly from the Great Northern Road (Protected route) 2. Rear entrance via Gortrush Industrial Estate (linking existing Industrial estate)
2. The immediate, highly sought-after area comprises mainly commercial properties and is in close proximity to Omagh Enterprise Centre, Car Sales, Warehousing and Office Accommodation.



SITE DESCRIPTION

This greenfield site is located on the Great Northern Road / A5 Omagh through pass, beside the existing Gortrush Industrial Estate. Proposed detailed development plans show approximately 240,000 sq. ft of floorspace for business and industrial use. The new floorspace is aimed at attracting a broad range of businesses that operate in the hi-tech and manufacturing/ industrial sector, which will provide a range of employment opportunities.

This prominent site has significant frontage onto the Omagh Through Pass with particular attention being applied to the architectural detailing of the buildings adjacent to the road. The contemporary designs represent a symbol that Omagh is ready for modern business investment, illustrating that there is a highly educated local workforce and the capacity for new business growth. The business park also includes other uses and features to complement the business floorspace – such as landscaping and exterior areas.



Site Layout as Approved under Planning Reference K/2011/0227/RM

PLANNING

The lands are entirely within the designated Omagh Development Limits. Detailed planning permission has been granted for development across the entire site. A drawing pack is available on request.

It is anticipated however, that prospective developers will wish to modify the existing proposals through fresh planning applications.

COMPLETED WORKS

Site works have commenced in the western part of the site, which is accessed off Gortrush Industrial Estate. The works comprises the formation of a site entrance including roads & drainage works; cutting & filling within the core of the site; and installation of landscaping. After receiving planning consent, the current owners entered a formal agreement with the Council and then duly made contributions to off-site recreational provisions in Omagh, to discharge a planning condition.

The site owners' cut & fill calculations indicate that the proposed earth works would require no fill materials to be moved onto or off the site.

Interested parties should carry out their own investigations to satisfy themselves of the planning context and the existing site characteristics

SERVICES

Mains services are available convenient to the site. Interested parties will need to satisfy themselves as to their individual services and capacity requirements. If the site is sold in Lots – negotiation by agreement will be required regarding site connections/ easements.



GENERAL

Viewings

Strictly by appointment with the selling agents.

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's representee, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Asking Price

Price on application

Title

We understand the land is held freehold.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Financial Guarantee

All offers must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



Further Information

Please contact:



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