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Development Land with Full Planning Permission Tullybroom Road, Clogher, Co Tyrone



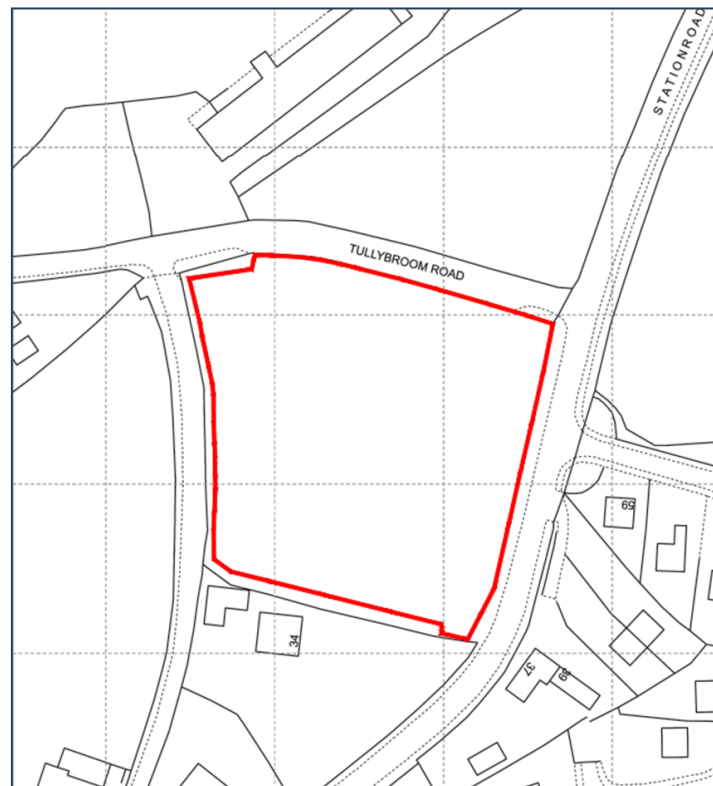
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This is a fantastic opportunity to acquire a circa 2.4 acres site with Full Planning Permission for the construction of 16 houses. The development has approval for a variety of house types including detached, semi-detached and town houses.

A contractor has been appointed to upgrade the Waste Water Treatment Works (WWTW) within the village. This enables the proposed development to avail of the necessary connection. The public storm and foul sewer as well as the public water main can adequately serve the proposed development as per Pre Development Enquiry Response from NIW. (February 2024).

This site therefore presents an ideal opportunity for building developers as with all the necessary approvals firmly in place, the site is essentially “shovel ready”.





Special Features

- ❖ **An excellent development opportunity in the village of Clogher, Co Tyrone.**
- ❖ **Full Planning Permission for 16 dwellings.**
- ❖ **All utilities available**
- ❖ **“Shovel Ready”**
- ❖ **Planning Ref: LA09/2017/1226/F**
- ❖ **Close proximity to local amenities.**
- ❖ **Easy access to major arterial routes A4 and A5**

Location

The development lies within the town boundary of Clogher, approx. 350m from the centre of the village which lies in the heart of the picturesque Clogher Valley. The Valley is known for its rolling drumlin hills, scenic walks and viewpoints; most notably Knockmany Forest which boasts a neolithic tomb at the summit.

Clogher is situated on the main A4; the trunk road connecting Enniskillen in the west, to Belfast via the M1 in the east. A commute to Belfast takes approximately an hour. Clogher is also a 10-minute drive from Ballygawley and if the much-anticipated upgrade of the A5 is completed, the commuting time to Derry/Londonderry will be significantly reduced.



Amenities

Clogher's amenities include a post office, grocery shops, butchers, pharmacy, garages, hair and beauty salons, pubs, take aways, coffee shops and church communities. It has a preschool facility and a primary school. (A 2nd one is less than 2 miles away). Two excellent post primary schools are within a 7 mile radius with bus links to both. The area offers a variety of sporting clubs for all ages and Corick Country House Hotel and Spa is 1.2 miles from the proposed development.

The town benefits from frequent bus service between Belfast and Enniskillen. Commuters can easily change at Ballygawley should they wish to travel northwest to Omagh and Derry/Londonderry.



Site Layout



HOUSE TYPES

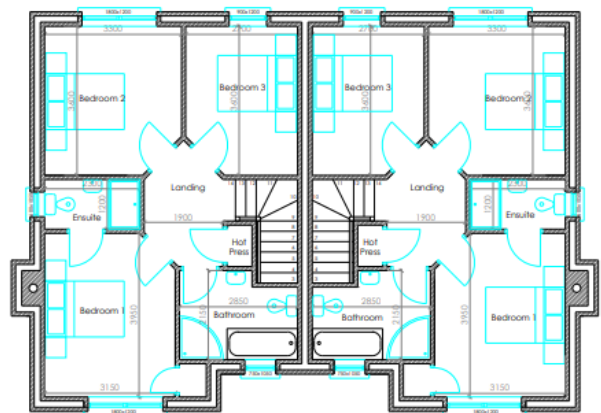
House Type H



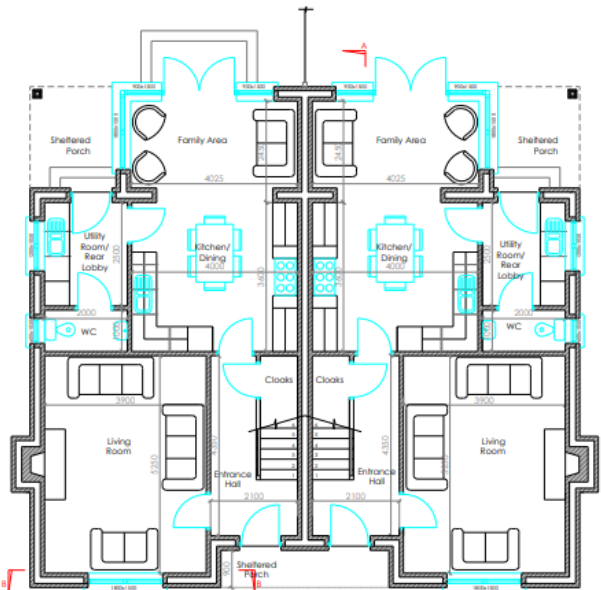
Front Elevation



Rear Elevation

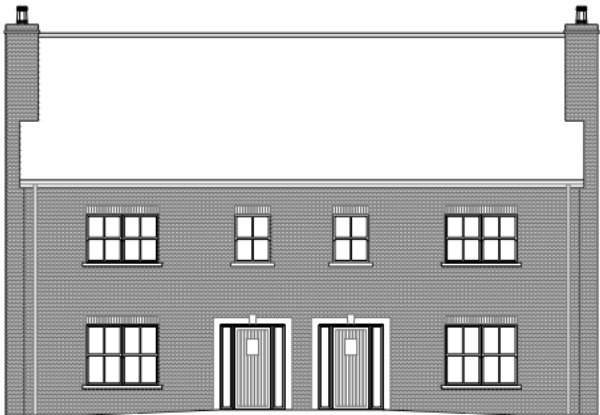


First Floor Plan



Ground Floor Plan

House Type 1a

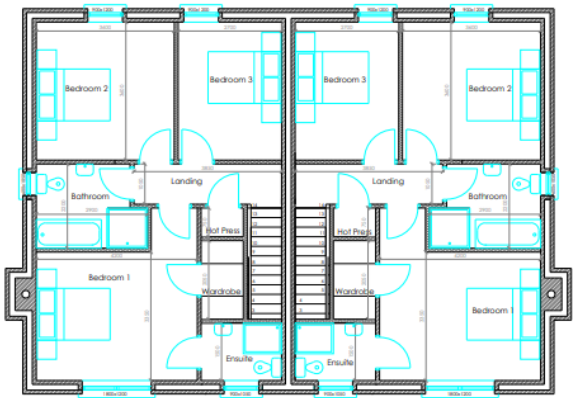


Front Elevation

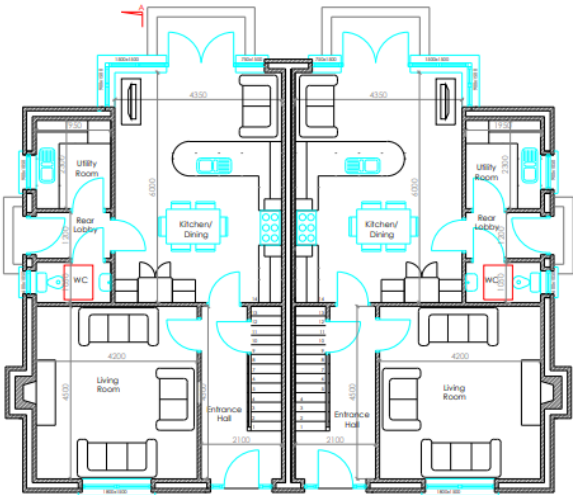
Cut Stone
Door Surround



Rear Elevation



First Floor Plan

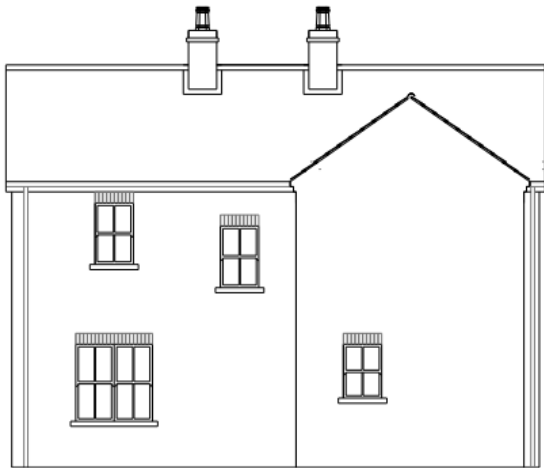


Ground Floor Plan

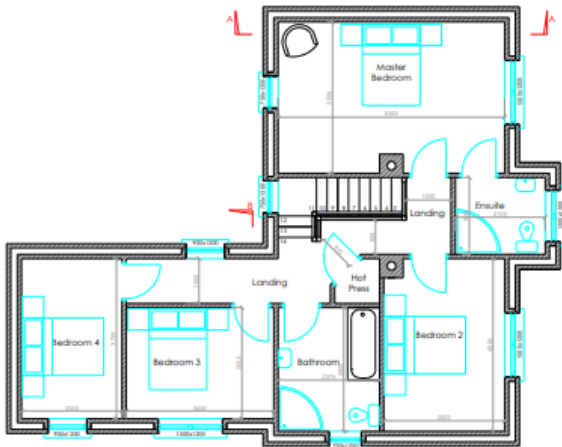
House Type J



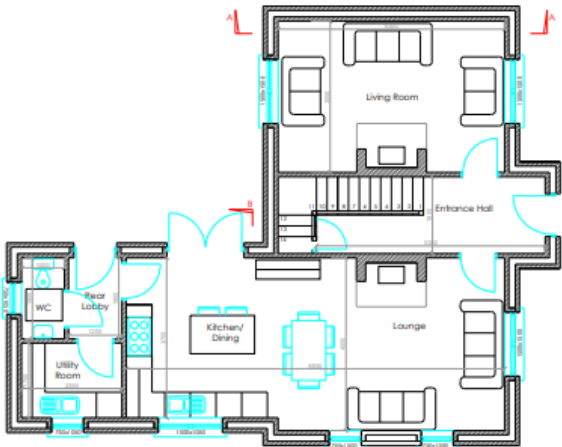
Front Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan

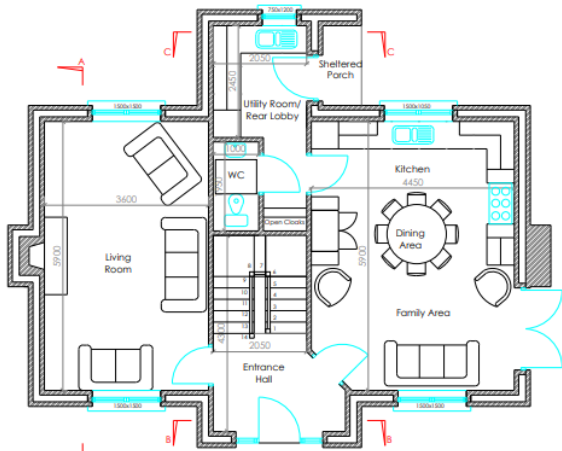
House Type B



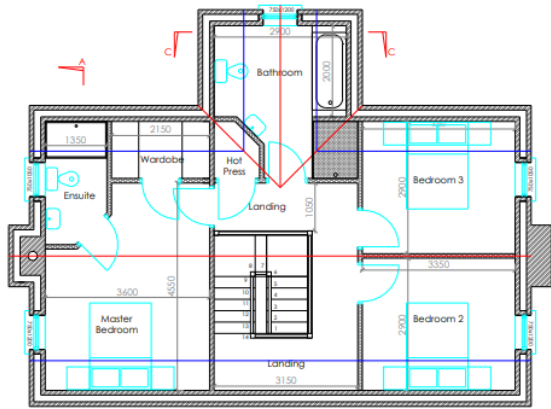
Front Elevation



Rear Elevation



Ground Floor Plan

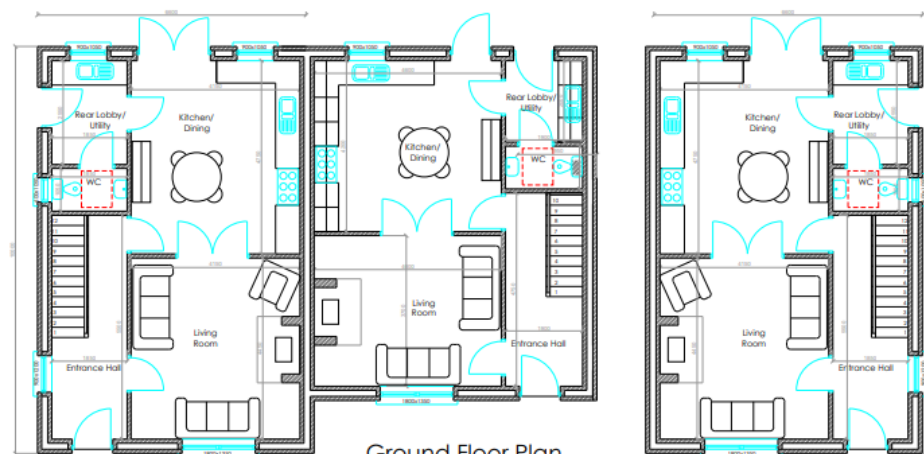


First Floor Plan

House Types F1, F2



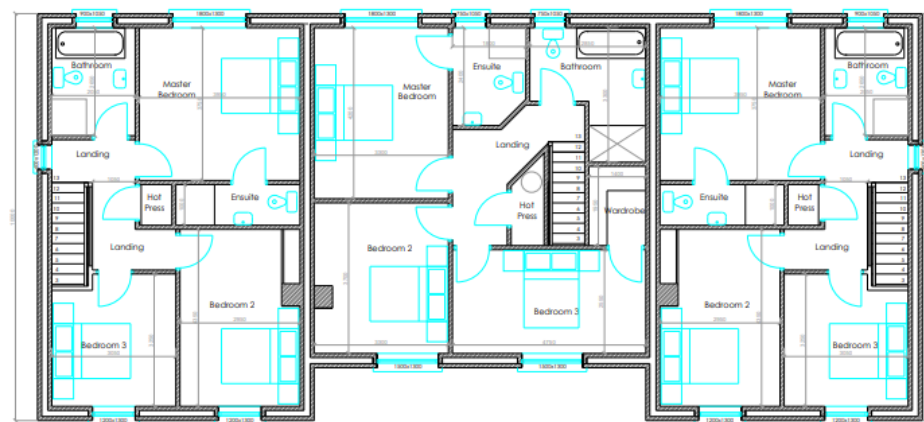
Front Elevation



Ground Floor Plan



Rear Elevation



First Floor Plan

For exact location, go to www.what3words.com and copy the three words below:
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Viewing: Strictly by appointment with the Selling Agent. Please ring us to make an appointment. We are open from 10.00am to 5.30pm Monday to Friday.

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