

FOR SALE

By Private Treaty

Development lands, Station Brae Ballinamallard, Enniskillen, BT94 2FA

*Excellent Located Development Site of Approximately
1.2 Acres (0.48 Hectares) With The Benefit of Full Planning
Permission for 7 Houses*



OUTLINE IS FOR ILLUSTRATIVE PURPOSES

SimonBrien

 EADIE,
McFARLAND
& Co

DESCRIPTION

Ballinamallard is conveniently located approximately 5.5 miles north of Enniskillen town and approximately 20 miles south of Omagh town, ideal for commuting.

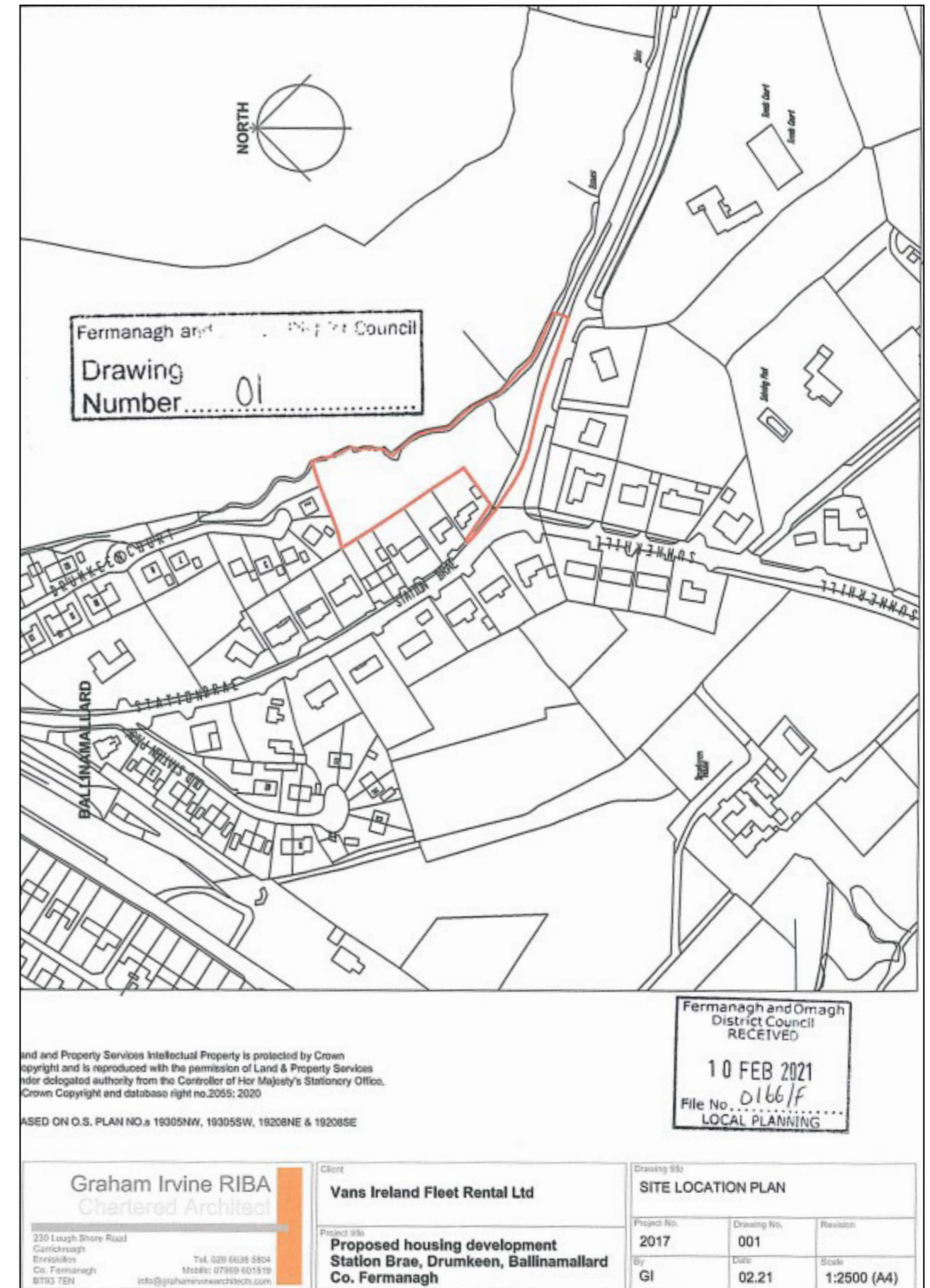
There is no current ongoing development in Ballinamallard village and this site presents a prime opportunity for a developer to acquire a manageable site of 7 units almost ready to develop. The proposed house types will be in high demand given their design, plot, size and location.

PLANNING SUMMARY

Full Planning Permission was granted on the 5th August 2021 under Reference LA10/2021/0166/F for a proposed housing development comprising of 5 no. detached two storey dwellings and 2 no. semi-detached two storey dwellings and associated site works. This is a renewal of a previous planning application (Reference LA10/2015/0697/F).

SUMMARY

- Planning permission for 2 no. Semi Detached Houses and 5 no. Detached Houses
- Foul and Storm connections approved
- Extensive Road Frontage
- Walking distance to village centre



SITE LAYOUT



PROPOSED HOUSE TYPES FOR DEVELOPMENT

Unit		House Type	Bedrooms	Sq M	Sq Ft
1	A1	Detached	4	179	1,930
2	A2	Detached	4	179	1,930
3	B1	Semi Detached	4	121	1,300
4	B2	Semi Detached	4	121	1,300
5	B2	Detached	4	121	1,300
6	B1	Detached	4	121	1,300
7	B1	Detached	4	121	1,300

SERVICES

- Foul and Storm connections approved on the 9th of March 2023

PRICE

Offers Around £225,000

FOR FURTHER INFORMATION



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