

simonBRIEN
RESIDENTIAL

FOR SALE

Prime Residential Development Opportunity

**Lands at Lisnarick Road,
Irvinestown, County Fermanagh, BT94**



- With The Benefit Of Full Planning Permission For 68 Houses
- Includes Townhouses, Semi-Detached, Detached & Bungalows
 - Site Area Approx. 9.14 Acres (3.7 Hectares)

INTRODUCTION

We are offering for sale lands at Lisnarick Road, Irvinestown which extend to approximately 9.14 acres.

Our clients have obtained Full Planning Permission for a development of 68 houses comprising a mixture of Townhouses, Semi-Detached, Detached and Bungalows, ranging in size from 1,200 Sq Ft to 1,420 Sq Ft.

The approved development concept is based on traditionally designed house types incorporating a mix of brick and render external finishes. Internally, all the house types offer good layouts to suit all buyer categories including, first time buyers, upsizers, downsizers and investors. The majority of individual sites benefit from planning permission for garages. Many sites offer views across the open countryside.

The approved site layout, and internal road network, allows for an attractive landscaped green area at the development entrance, and a logical sale and build phased approach.

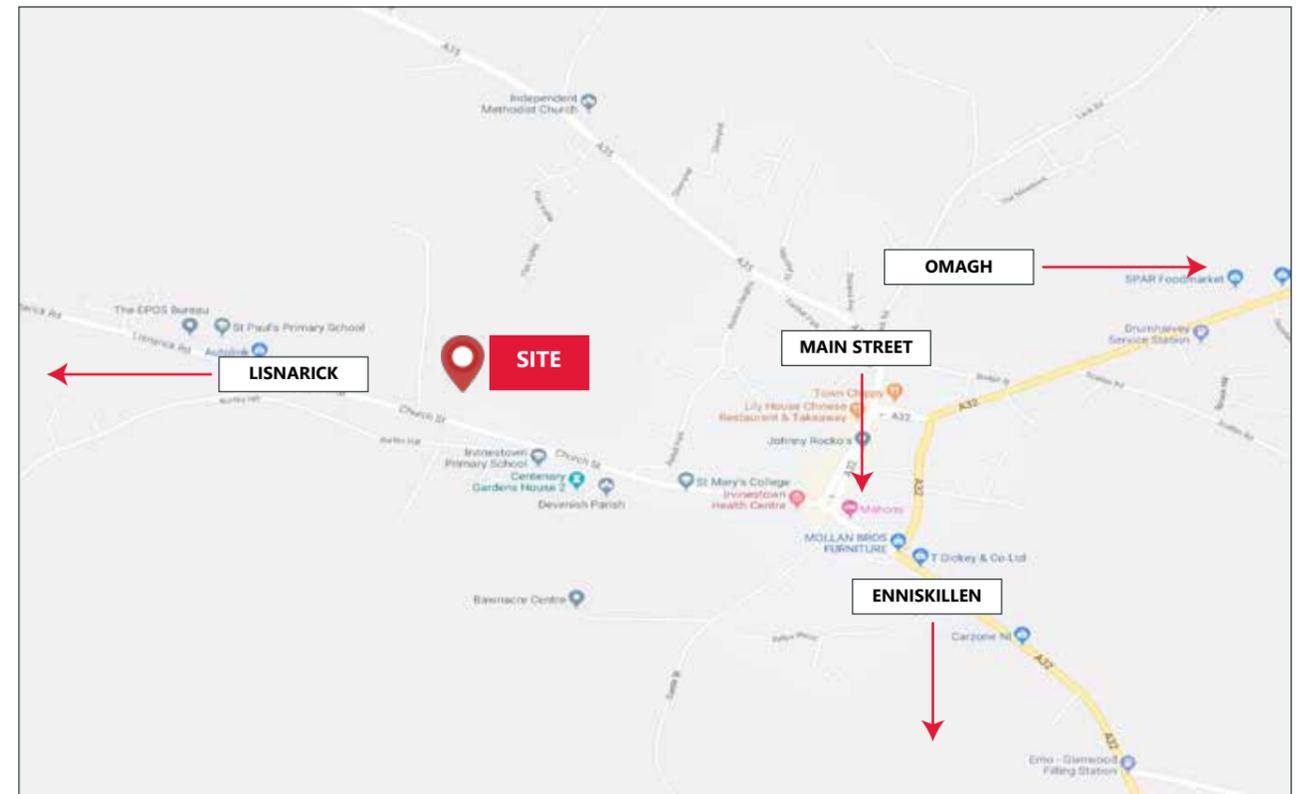


LOCATION

The lands are situated in an attractive location off the Lisnarick Road, within walking distance of Irvinestown Main Street, and a short drive away from the picturesque village of Lisnarick.

Irvinestown offers an excellent range of amenities to include, local shops, hotels, primary and secondary schools. The Bawnacre Centre, Necarne Castle and Lough Erne Yacht Club offer many outdoor leisure facilities, also within easy access of the lands.

Further amenities can be found in the Island Town of Enniskillen, approximately 10 miles away or Omagh in County Tyrone, 17 miles.



Proximity of the subject site to a range of amenities and locations:

Irvinestown Main Street	Approx.	0.7 miles
The Bawnacre Centre	Approx.	1 mile
Necarne Castle	Approx.	1.3 miles
Lisnarick	Approx.	2.2 miles
Lough Erne Yacht Club	Approx.	5.2 miles
Enniskillen	Approx.	10.2 miles
Omagh	Approx.	17.6 miles

PLANNING

Planning Permission was granted by Fermanagh and Omagh District Council on 26th July 2018 for the residential development of 68 dwellings with associated site works.

Application No.: LA10/2018/0401/F

Fermanagh & Omagh District Council
Comhairle Ceantair Fhear Manach agus na hÓmaí

APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA10/2018/0401/F**

Date of Application: **19th June 2018**

Site of Proposed Development: **Land to the immediate west of St Pauls Primary School (No 7 Lisnarick Road) and to the immediate east of No 15 Lisnarick Road, Tullynagarn, Irvinestown, BT94 1EY**

Description of Proposal: **Residential development of 68 dwellings with associated site works. (Renewal of L/2010/0758/F - Housing Development)**

Applicant: Mark and John Irvine Agent: Keys and Monaghan Architects LTD
Address: Tullynagarn, Irvinestown, Co. Fermanagh BT94 1EY Address: 12 Main Street Irvinestown BT94 1GJ

Drawing Ref: 01REV1, 02REV4, 13REV3, 13AREV2, 14REV3, 15REV2, 15AREV1, 16REV1, 18REV1, 19REV3, 20REV2, 20AREV2, 20BREV2, 21REV1, 29REV1, 31REV1, 32REV1, 33REV1, 35REV7, 39REV1, 40REV1, 41REV1 of L/2010/0758/F

The Council in pursuance of its powers under the above-mentioned Act hereby

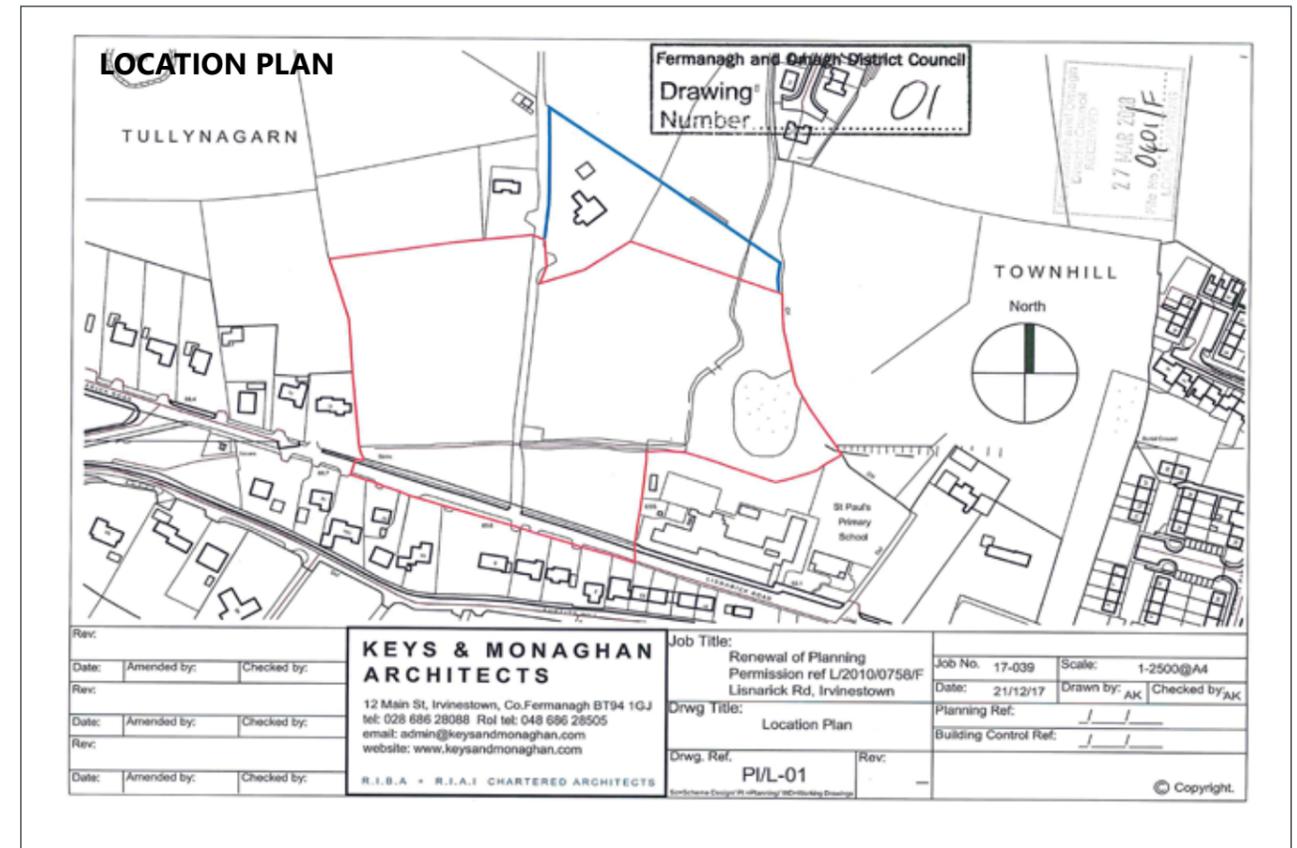
GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

- The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No part of the development hereby permitted shall be commenced until the works necessary for the improvement of the Lisnarick Road including provision of a right turning lane have been completed in accordance with the details outlined blue on Drawing No 35(REV7) of application L/2010/0758/F bearing the date stamp 15th May 2013.

Application No. LA10/2018/0401/F LA10

Images and Outlines are indicative and for identification purposes only. Land Registry maps with actual land for sale are available to interested parties upon request.

Telephone **028 9066 8888**
www.simonbrien.com

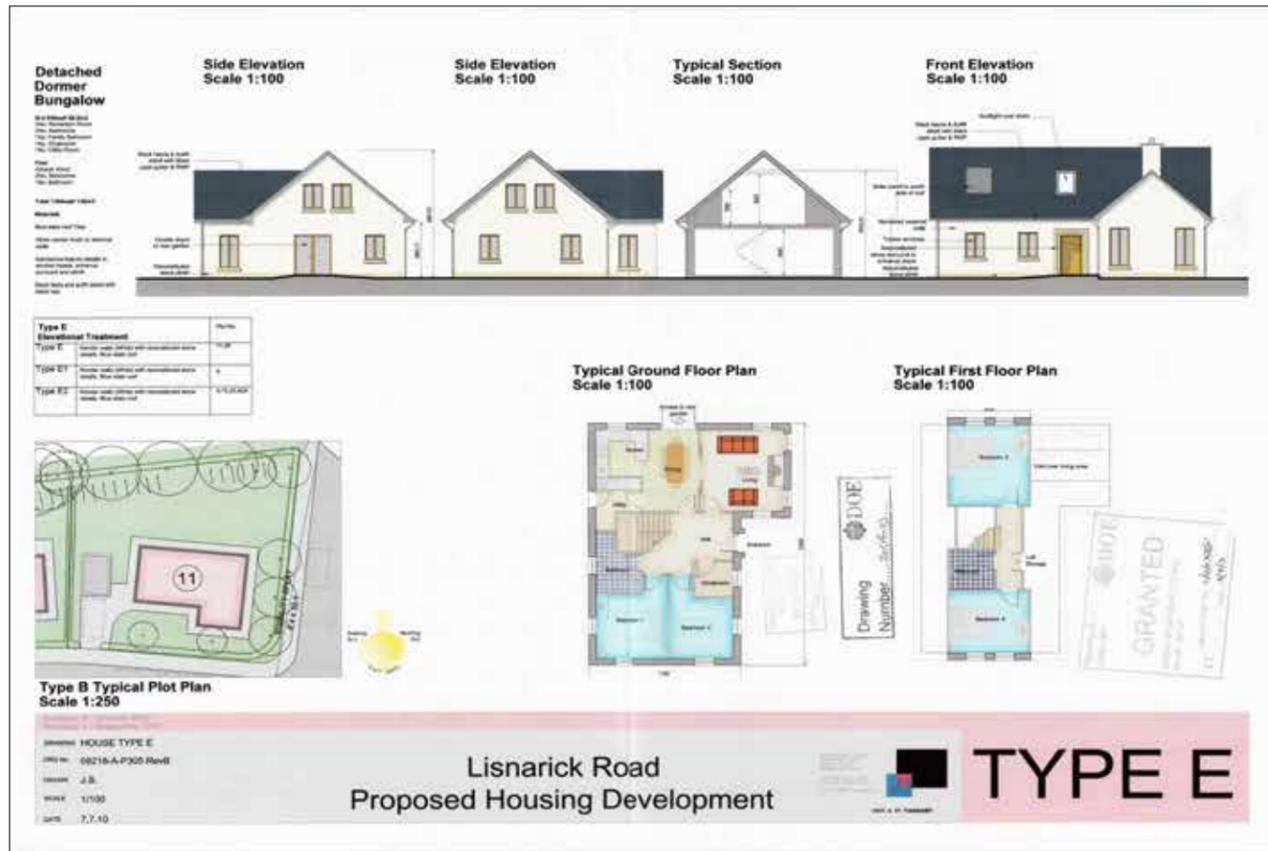
APPROVED SITE LAYOUT



APPROVED SCHEDULE OF ACCOMMODATION

No. of Units	House Type	Description	Sq Ft	Total Sq Ft
2	A	3 Bedroom End Townhouse	1,200	2,400
4	A	3 Bedroom Mid Townhouse	1,200	4,800
13	B	3 Bedroom Semi-Detached	1,200	15,600
3	B*	3 Bedroom Semi-Detached	1,200	3,600
20	C	4 Bedroom Semi-Detached	1,420	28,400
16	D	4 Bedroom Detached	1,420	22,720
1	E	4 Bedroom Detached Bungalow	1,360	1,360
1	E1	4 Bedroom Detached Bungalow	1,410	1,410
5	E2	3 Bedroom Detached Bungalow	1,255	6,275
3	F	4 Bedroom Detached	1,420	4,260





TECHNICAL INFORMATION

Planning and technical information is available to all interested parties upon request.

TITLE

Title for the entire site is freehold.

TERMS OF SALE

The Lands are being offered for sale by Private Treaty.

CRITERIA REQUIRED TO SUBMIT AN OFFER:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Confirmation of solicitor who will represent purchaser
- Any conditions pertaining to offer

Note: A 10% deposit is payable at exchange of contracts within 8 weeks of Vendors Solicitor issuing Title and Contract documents.



ASKING PRICE

Offers Over £675,000

VIEWING ARRANGEMENTS

Visit site directly.

FOR FURTHER INFORMATION

For further information please contact either:

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