

FOR SALE

Detached 3 Bedroom Bungalow on c. 1 acre
POTENTIAL SITE FOR REPLACEMENT DWELLING (STPP)
11 OLD MONAGHAN ROAD, CLOGHER, BT76 ODY

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Detached 3 bedroom bungalow

Land extends to c. 1 acre

Picturesque rural location

Just 1 mile from Clogher

Close proximity to local amenities

LOCATION

The subject property is situated in a rural location just 1 mile from Clogher Village.

Clogher is a small village in the border region of Mid-Ulster, located 16 miles south of Omagh, 23 miles east of Enniskillen and 20 miles west of Dungannon.

The village benefits from two primary schools, a number of churches, shops, bars and cafes along a thriving main street.

DESCRIPTION

The subject property is a detached, three bedroom bungalow on land of circa 1 acre.

The property comprises an entrance porch, living room, three bedrooms, kitchen and bathroom. The property requires some refurbishment throughout.

There is a large garage / outhouse to the rear of the house.

The surrounding land of circa 1 acre is laid in grass and is bounded by mature trees and hedging, offering a private, rural site.

PLANNING

We understand that there are no live, expired or historic planning applications or permissions on the property.

The property is situated outside the Clogher development limit, however is zoned as white land. We note that the surrounding area and part of our land is within a Site of Local Nature Conservation for the River Furry.

We believe the land may have potential for a replacement dwelling, subject to obtaining all relevant planning permissions.



ACCOMMODATION

| Room | Sq. Ft. | Sq. M. |
|----------------|------------|--------------|
| Entrance Porch | 26 | 2.44 |
| Living Room | 136 | 12.66 |
| Bedroom 1 | 64 | 5.96 |
| Bedroom 2 | 67 | 6.21 |
| Bedroom 3 | 78 | 7.29 |
| Kitchen | 101 | 9.42 |
| Bathroom | 38 | 3.52 |
| Hallway 2 | 29 | 2.72 |
| Storage | 22 | 2.09 |
| TOTAL | 561 | 52.31 |
| Garage | 131.44 | 12.21 |
| | | |
| Land | c. 1 acre | |

RATES PAYABLE

| | |
|-------------------------|-----------------------|
| NAV | £55,000.00 |
| Rate in the £ 2024/2025 | 0.009265 |
| Rates Payable: | Approximately £509.57 |



LOCATION



EPC

The property has an energy rating of F 23

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 39 E |
| 21-38 | F | 23 F | |
| 1-20 | G | | |

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

ASKING PRICE

£60,000.

For further information:

Ben Hollinger: 028 9050 1501

bhollinger@lisney-belfast.com

Lynn Taylor: 028 9050 1501

ltaylor@lisney-belfast.com

Viewing Strictly by appointment with the sole selling agent Lisney.

Lisney

COMMERCIAL REAL ESTATE

Lisney Commercial Real Estate

3rd Floor, Montgomery House,

29-33 Montgomery St., Belfast, BT1 4NX

Tel: 028 90 501 501

Email: property@lisney-belfast.com

lisney.com   

The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

