



FOR SALE

'ARAGLIN', 8 KNOCKNAMEO ROAD, KILLYCLOGHER, OMAGH, BT79 7JZ
LARGE DETACHED, 2 STOREY DWELLING SITUATED ON AN EXTENSIVE MATURE SITE.
SITE AREA C. 1.7 ACRES - RESIDENTIAL DEVELOPMENT POTENTIAL.

Lisney

Features

- Property currently comprises a large, 2 Storey, 4 bedroom dwelling (c 2,561 sq ft), in need of modernisation.
- Situated on a mature site in an established, residential location on the edge of the town
- Site area – c 1.7 acres (0.69 Ha)
- Located in a popular suburb convenient to the town centre, major roads, schools and retail/leisure amenities

Location

Located c 1 mile east of Omagh town centre in close proximity to major roads and bus routes.

The property has an extensive frontage to the Knocknamoe Road and lies within the settlement limit as defined in the Omagh Area Plan 1987 – 2002.

The adjoining area is characterised by a mix of established and new residential development.

Local amenities nearby include a number of schools, a neighbourhood centre, church, convenience store, a pub /restaurant and veterinary surgery.

Description

Property comprises a large, 2 storey, 4 bedroom house (c 2,561 sq ft) situated on an irregular shaped mature site.

Whilst the existing house is capable of being used upon refurbishment, the scale of the land (subject to planning approval) provides the opportunity for low to medium density development.

A preliminary architectural exercise has demonstrated that the lands may be capable of creating a scheme of c 22 units similar in character to the adjoining housing scheme known as Knockcarra Grove to the rear of the subject.

Likewise, a preliminary assessment has concluded that there is sufficient frontage to create an appropriate access to allow such a scheme.

Planning (see Area Plan extract)

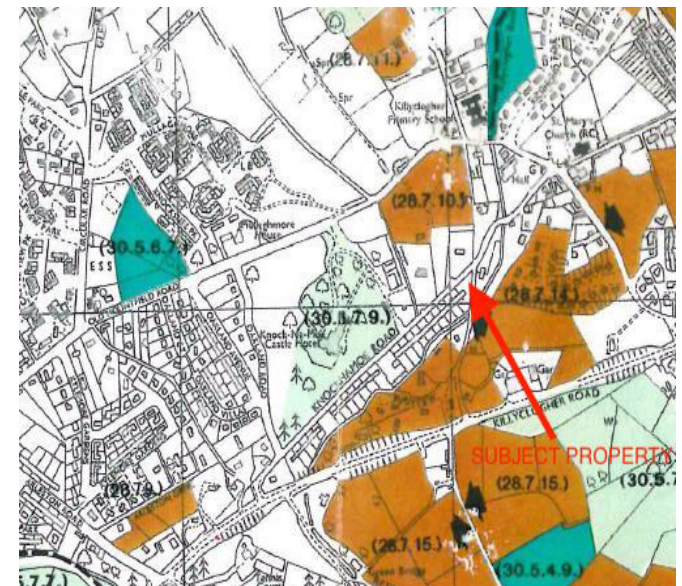
The property lies within the settlement as defined within Omagh Area Plan 1987 - 2002 and is zoned 'whiteland'.

Although no specific planning approval has been obtained a preliminary architectural exercise gives some insight into the development potential of the lands - see "Indicative Layout Plan" which demonstrates a possible mixed type scheme of 22 units.

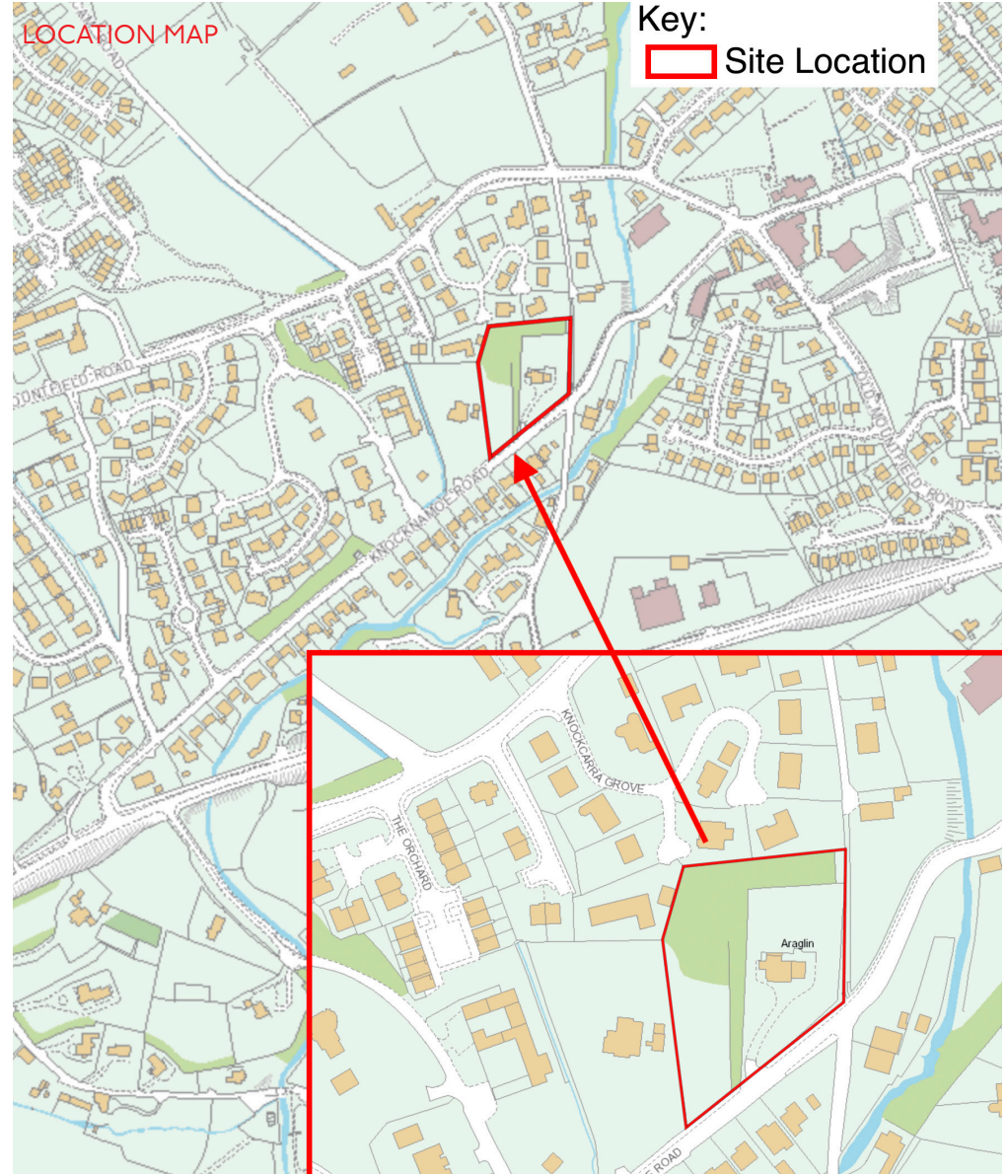
Prospective purchasers should undertake their own due diligence.



Front Elevation



Area Plan Extract



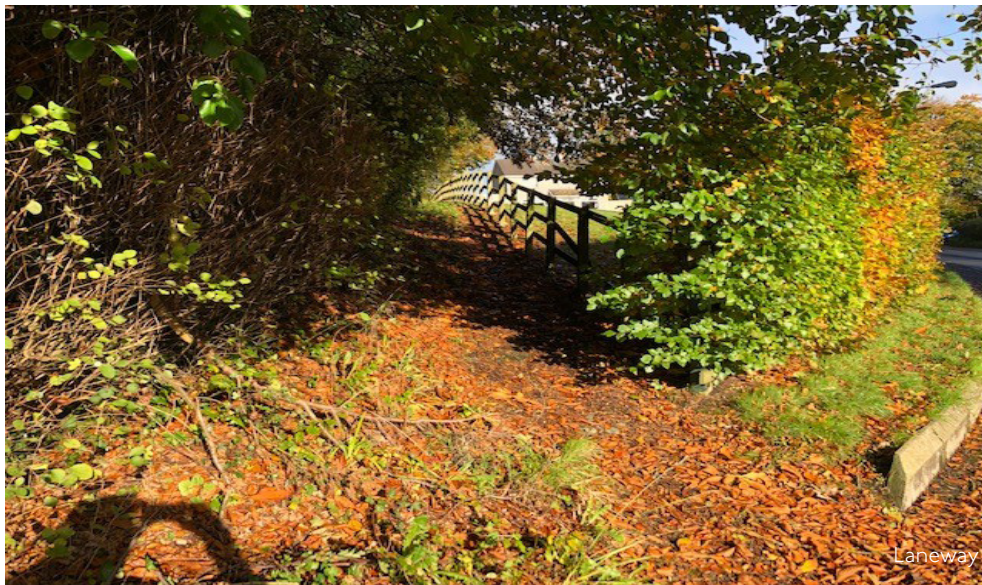


Rear Elevation



Driveway







Rating

The property is currently in the domestic capital valuation list designated as non-exempt.

£200,000 - 238 sq m.

Guide Price

Price on application.

Stamp Duty Land Tax

Will be the responsibility of the purchaser.

Viewing

Strictly by appointment with the Selling agent.

For further information please contact:

David McNellis

DDI: 028 9050 1551

Mobile: 07887 911 077

E mail: dmcnellis@lisney.com

Zara O'Neill

DDI: 028 9050 1555

E mail: zoneill@lisney.com

Further information is available at www.lisney.com