

**CASH OFFERS ONLY**

**Lisney**

COMMERCIAL REAL ESTATE

**FOR SALE**

**10 Ravens Brae, Garrison, Enniskillen, BT93 4AD**

**ATTRACTIVE 3 BEDROOM SEMI-DETACHED HOUSE**

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## FEATURES

Unconditional cash offers only

Modern 3 bedroom dwelling in pleasant development

Detached garage

Located on the shores of Lough Melvin

### LOCATION

The subject property is located in Garrison, a village sitting on the bank of Lough Melvin which borders between County Leitrim and County Fermanagh.

Garrison is located 22.9 miles west of Enniskillen, 72.9 miles west of Armagh and 23.2 miles south of Donegal.

Ravens Brae is a small cul-de-sac of circa 20 dwellings located off the Loughside Road, just a 7-10 minute walk away from the village centre.

### DESCRIPTION

The subject property is a semi-detached house with a detached garage. Internally, the property is in very good condition and is attractively decorated. The house is well laid out with a living room, kitchen, understairs bathroom and utility room at ground floor level and three bedrooms (one with ensuite) and a main bathroom at first floor level.

Externally, the property benefits from a private driveway laid in tarmac, with gardens laid in grass to the front and rear. The property benefits from a detached garage with roller shutter at the end of the driveway.



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## \*KEY INFORMATION\*

Due to the information listed below, we will only consider **UNCONDITIONAL CASH BIDS**.

The Management Company for the development, 'Ravens Brae Management Company' was dissolved in 2011. This Management Company was responsible for the maintenance of the amenity lands and sewerage treatment works for Ravens Brae.

Following this dissolution, the management of these areas fell back to the developer. While efforts have been made to create a new Management Company, to date this has not been resolved.

There is, therefore, no Management Company in place to maintain and repair common amenities, and the eventual purchaser of 10 Ravens Brae will not be capable of becoming a member of any Management Company. This is a requirement in order to get a Mortgage, therefore this issue will have a serious impact on the ability of any potential purchaser to borrow against this property.

The development is not currently connected to the mains sewer system, albeit it is connected to a communal septic tank that serves the entire development. There is to our knowledge no plan or timescale for this issue to be resolved and no guarantee of a future connection from NI Water.

The road which the property opens onto has not been adopted under DfI Roads / Roads Service. We are given to understand a Bond is in place, however to date the surface remains unadopted, and we have not had sight of the Bond.

As the above issues are known to exist, there is no possibility of obtaining insurance or indemnity against these issues.

Therefore, we can only consider cash bids which are made on an unconditional basis, given the disclosure of the above information.



## ACCOMMODATION

Based on our measurements taken on site, we estimate the property to be as below;

Ground Floor	Sq ft	Sq m
Living Room	163	15.14
Kitchen	136	12.59
Utility	42	3.94
W/C	20	1.82
Store	7	0.67
Hallway	110	10.18
<b>TOTAL</b>	<b>478</b>	<b>44.4</b>
First Floor	Sq ft	Sq m
Bedroom 1	64	5.91
Bedroom 2	135	12.5
Ensuite	26	2.40
Bedroom 3	124	11.6
Landing	83	7.7
Hotpress	8	0.70
Bathroom	47	4.32
<b>TOTAL</b>	<b>487</b>	<b>45.24</b>
Garage	237	22.03
<b>TOTAL PROPERTY</b>	<b>1,202</b>	<b>111.67</b>



## PRICE

£60,000.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

**TBC**

## RATES

Capital Value	£85,000
Rate in the £	£0.008881
Rates payable in the 23/24	c. £755

## VAT

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

## LOCATION



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### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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.

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