

**FOR SALE**

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

**Lisney**

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## 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 Fury.

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
<b>TOTAL</b>	<b>561</b>	<b>52.31</b>
Garage	131.44	12.21
Land	c. 1 acre	

## RATES PAYABLE

NAV	£55,000.00
Rate in the £ 2023/24	0.008609
Rates payable	Approx £473.50 p.a.



## 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.

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### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

### Lisney Commercial Real Estate

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