

FOR SALE BY PRIVATE TREATY

BS/794

**EXCELLENT ROADSIDE BUILDING SITE WITH
FULL P/PERMISSION GRANTED FOR NEW
4 BEDROOMED RESIDENCE AND GARAGE**

**FOUNDATIONS AND FOOTINGS NOW IN
PLACE FOR HOUSE**

DERRYVARY BEG, DERRYGONNELLY.

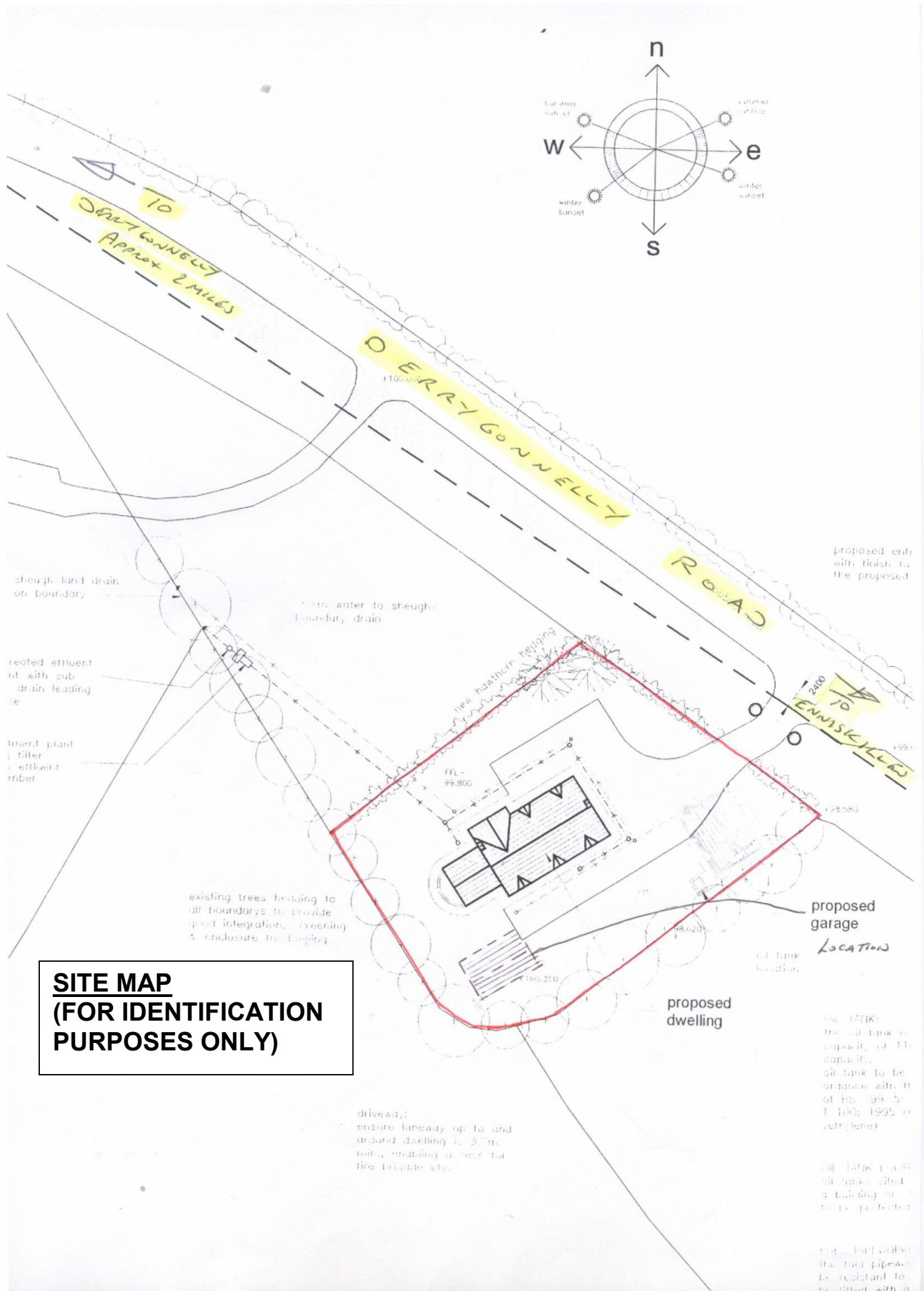
- **Site is located in scenic rural setting fronting the main Enniskillen/Derrygonnelly route, about 2 miles from Derrygonnelly. Enniskillen town about 8 miles.**
- **Elevated setting with attractive views over open countryside and distant mountain scenery.**
- **Full Planning Permission has been granted for a new 2 storey dwelling and garage – Floor area of dwelling circa 211m² - 2270 sq.feet**
- **Building Control Approval applied for and will be available to purchaser.**
- **Site map attached for identification purposes.**
- **Copies of approved plans available from Selling Agent.**

An attractive competitively priced site ready to start building work which should be of interest to builders/developers or self build for owner occupation.

**COMPETITIVELY PRICED AT OFFERS AROUND £50k
(FIFTY THOUSAND POUNDS)**

**TO INCLUDE FOOTINGS & FOUNDATIONS
FOR HOUSE – NOW COMPLETED**

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.



**SITE MAP
(FOR IDENTIFICATION
PURPOSES ONLY)**

proposed entrance with finish to the proposed

shough land drain on boundary

drain water to shough land boundary drain

treated effluent with sub-drain leading to se

treatment plant, filter, effluent trough

existing trees hedging to all boundaries to provide good integration, screening & enclosure to dwelling

proposed garage
LOCATION

oil tank location

proposed dwelling

oil TANK:
the oil tank is capacity of 11 capacity.
oil tank to be ordered with 11 of its 199.50 T. 100; 1995 of polythene

oil TANK 11.49
oil tanks fitted a building or to be protected

oil TANK 11.49
the fuel pipework be resistant to be fitted with 0