

# Lands at Cappog Road, Drumgallan, Enniskillen

On the instructions of Gerard Gildernew of Gildernew & Co Ltd, Fixed Charge Receiver  
**For Sale**

Excellent Development Opportunity extending to approximately 2.74 acres (1.108 hectares)



**Lambert  
Smith  
Hampton**

## Summary

- Development site extending to approximately 2.74 acres (1.108 hectares).
- Previously benefitted from planning permission for 36 units.
- Located approximately 2.7 miles from Enniskillen Town Centre.
- Zoned as 'Whiteland' and therefore suitable for a number of uses subject to planning.

## Location

Enniskillen (population 26,454) is the largest town in County Fermanagh (population c.68,000) and is located approximately 24 miles from Omagh, 52 miles from Derry~Londonderry and 82 miles from Belfast. The subject site is located approximately 2.7 miles south-west of Enniskillen town centre.

## Description

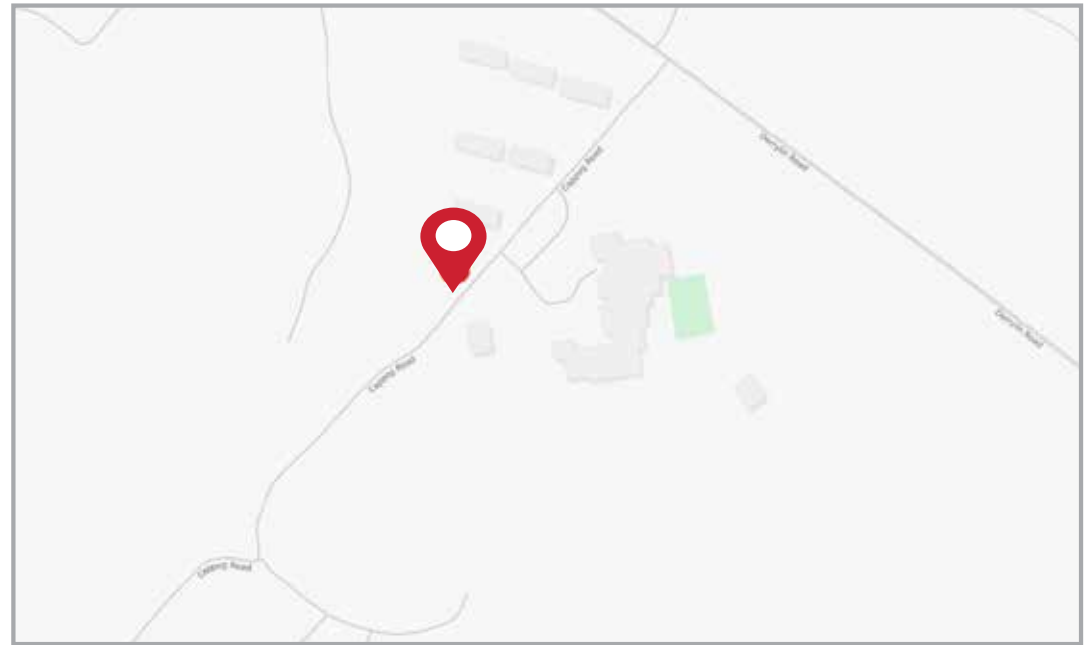
The subject site extends to approximately 2.74 acres (1.108 hectares). The site is irregular in shape and relatively flat in topography and is accessed from the Cappog Road. The surrounding area is made up of a mixture of 'Green-belt' and 'Whiteland'. Boundaries are defined by fencing and hedgerow.

## Planning

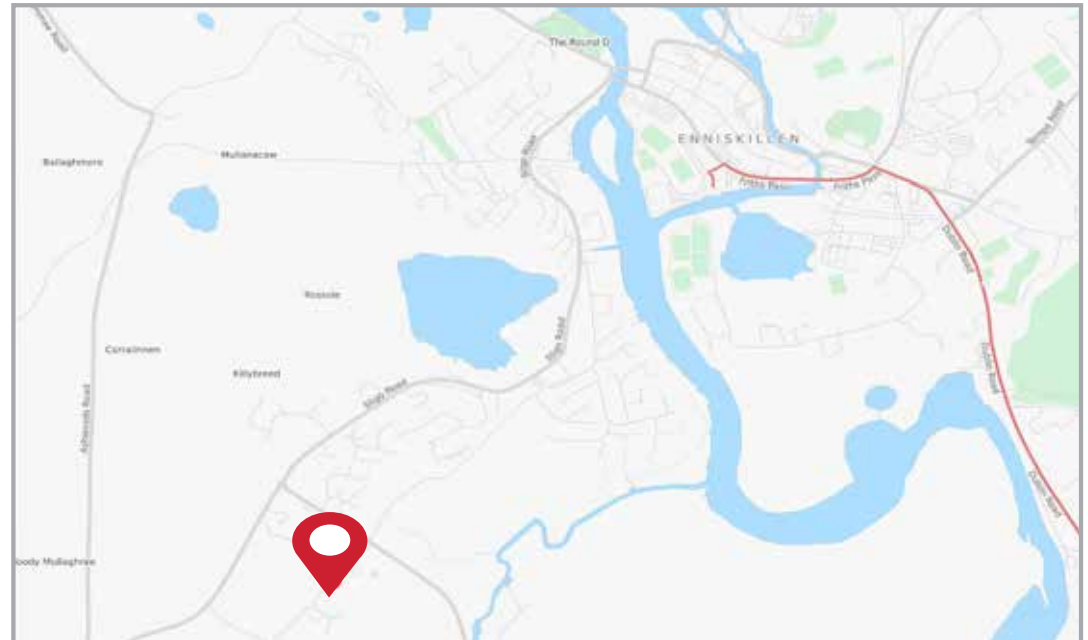
The subject previously benefitted from planning permission for the following:

- 9 No. 2 bedroom apartments
- 26 No. 3 bedroom townhouses
- 1 No. 4 bedroom townhouse

Planning reference: L/2006/2246/F



For Indicative Purposes Only



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## Zoning

The subject land lies within the development limit of Enniskillen and is zoned as 'Whiteland'. It is therefore suitable for a number of uses subject to planning.

## Price

We are seeking offers in the region of £150,000.

## Value Added Tax

Please contact the agent for further information.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:



Stuart Draffin  
**028 9026 9215**  
sdraffin@lsh.ie

Tom Donnan  
**028 9026 9238**  
tdonnan@lsh.ie

**Lambert Smith Hampton**  
Clarence House  
4/10 May Street  
Belfast  
BT1 4NJ

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