

Lisney

FOR SALE:

Land Of 13.82 Acres In Well Established
Residential Location

**LAND AT DROMORE ROAD,
OMAGH, BT78 1QZ**

CONTACT

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BRIEF

- Mixed use land totalling approximately 13.82 acres, made up of;
 - Agricultural land of 10.19 acres
 - Residential Development Opportunity site of 3.63 acres
- Expired outline planning permission for 'Housing Development'
- Ideal location, accessed adjacent to Home Bargains and opposite Asda Supermarket



Indicative Site Boundary

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LOCATION

Omagh is a large town in County Tyrone with a population of approximately 21,300. It is located 34 miles south of Derry/ Londonderry and 69 miles west of Belfast.

The subject site is located off Dromore Road which is one of the main thoroughfares to and from the town centre.

The lands are accessed via both Coolnagard Lane, at the southern end of the site, or accessed via a laneway opposite Asda supermarket and adjacent to Home Bargains, at the northern end of the site.

The lands are located in a mixed residential and commercial area, with the main landmarks consisting of Asda Supermarket, directly opposite the access to the lands and Sacred Heart College, to the east of the lands.

Residential developments surrounding the subject lands include the Coolnagard development, Sperrin Park/ Ashborne and developments leading from the Kelvin Road.

DESCRIPTION

The land is broadly rectangular, undulating and bounded by hedgerows and fencing.

The entirety of the land has recently been used as agricultural land for the grazing of cattle and sheep.



PLANNING

SITE SIZE: C.3.63 ACRES

Under the Omagh Area plan 1987 – 2002, the top portion of the site of 3.63 acres is zoned as white land. The bottom portion of the site of 10.19 acres, is zoned as recreation / open space.

Outline planning permission for ‘Site for housing development and associated works’ expired on 4 November 2011.

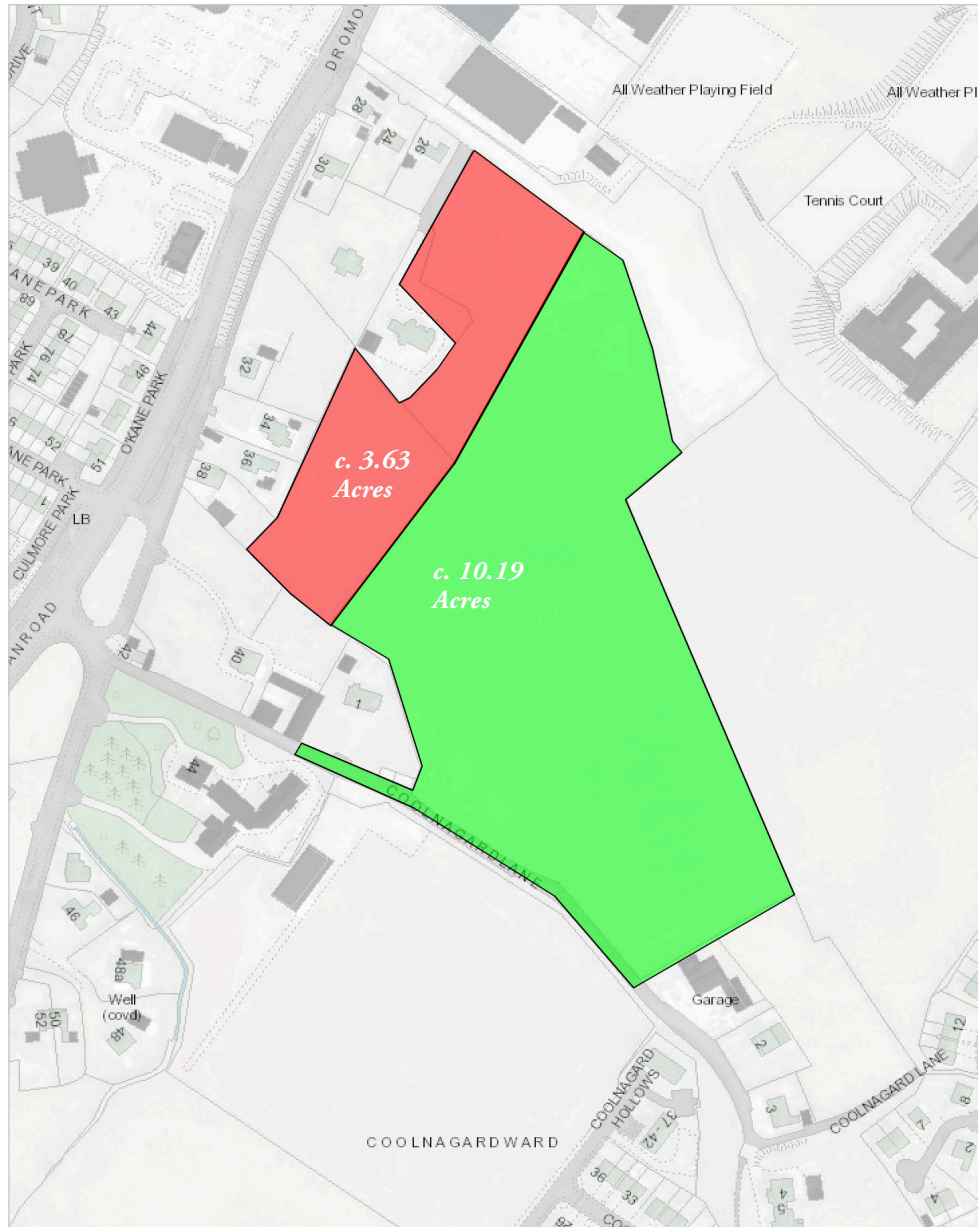
The planning reference for this application was K/2007/0013/O and was listed under the address ‘100m north east of 40 Dromore Road, Omagh’.

This application included a part of land which is not included in our ownership.

AERIAL



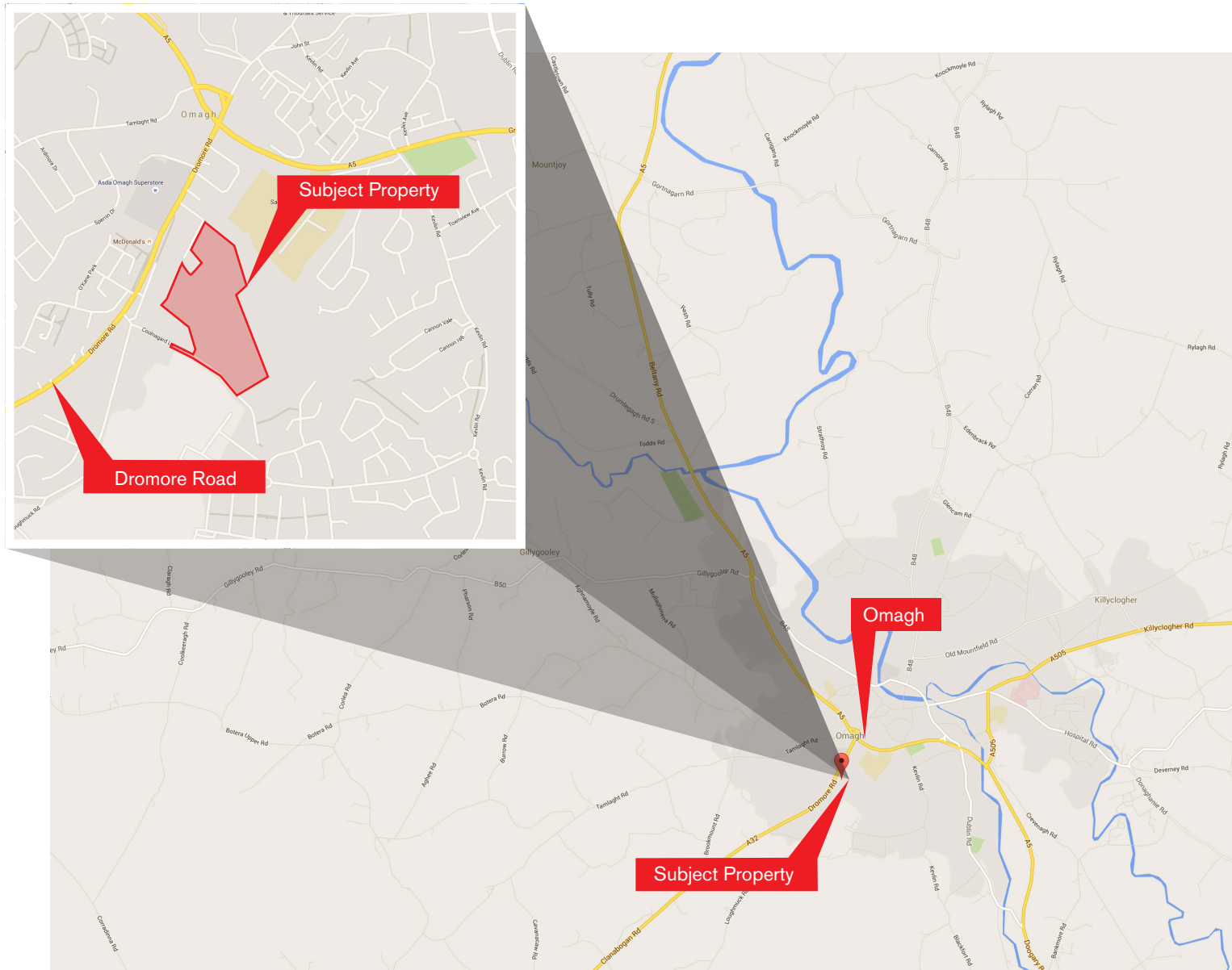
SITE BOUNDARY



IMAGES



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £220,000 excl.

TITLE

We understand the property is held freehold on a registered title.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

VAT

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

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