



FOR SALE

FORMER TYRONE
COUNTY HOSPITAL
HOSPITAL ROAD
OMAGH
BT79 0AP

Lisney

www.lisney.com

The significance of the site within Omagh and the surrounding area cannot be underestimated.

- A rare opportunity to purchase a large site within the Town
- Numerous buildings comprising c. 150,000 sq ft in total
- 19.79 Acre Site
- Three main access points
- Fantastic development opportunity
- Zoned as White Land in the Omagh Area Plan 1987 – 2002
- Potential uses may include a Hotel, Retail, Office, Leisure & Residential (STPP)
- Price on Application

A BUILDING STEEPED IN HISTORY 1899-2017

Tyrone County Hospital was the main hospital in Omagh, County Tyrone, Northern Ireland. The hospital occupied the same site in the town from 1899 until it closed to new patients on 20 June 2017, when it was replaced by the newly built Omagh Hospital and Primary Care Complex.

The hospital has its origins in an infirmary which was opened in Market Street in Omagh in 1796. The hospital moved to a new site on Hospital Road in 1899. A post graduate centre for students of Queen's

University Belfast was opened by Richard Needham in July 1988 and a new renal unit followed in August 1989.

In 2002, following a review of hospital and community services across the region, it was recommended that a new local hospital be built in Omagh to replace the existing Tyrone County Hospital.

After services transferred to the new Omagh Hospital and Primary Care Complex, the Tyrone County Hospital closed in June 2017.



Location

The property is located approximately 1 mile from Omagh Town Centre, with the main entrance being via the Hospital Road.

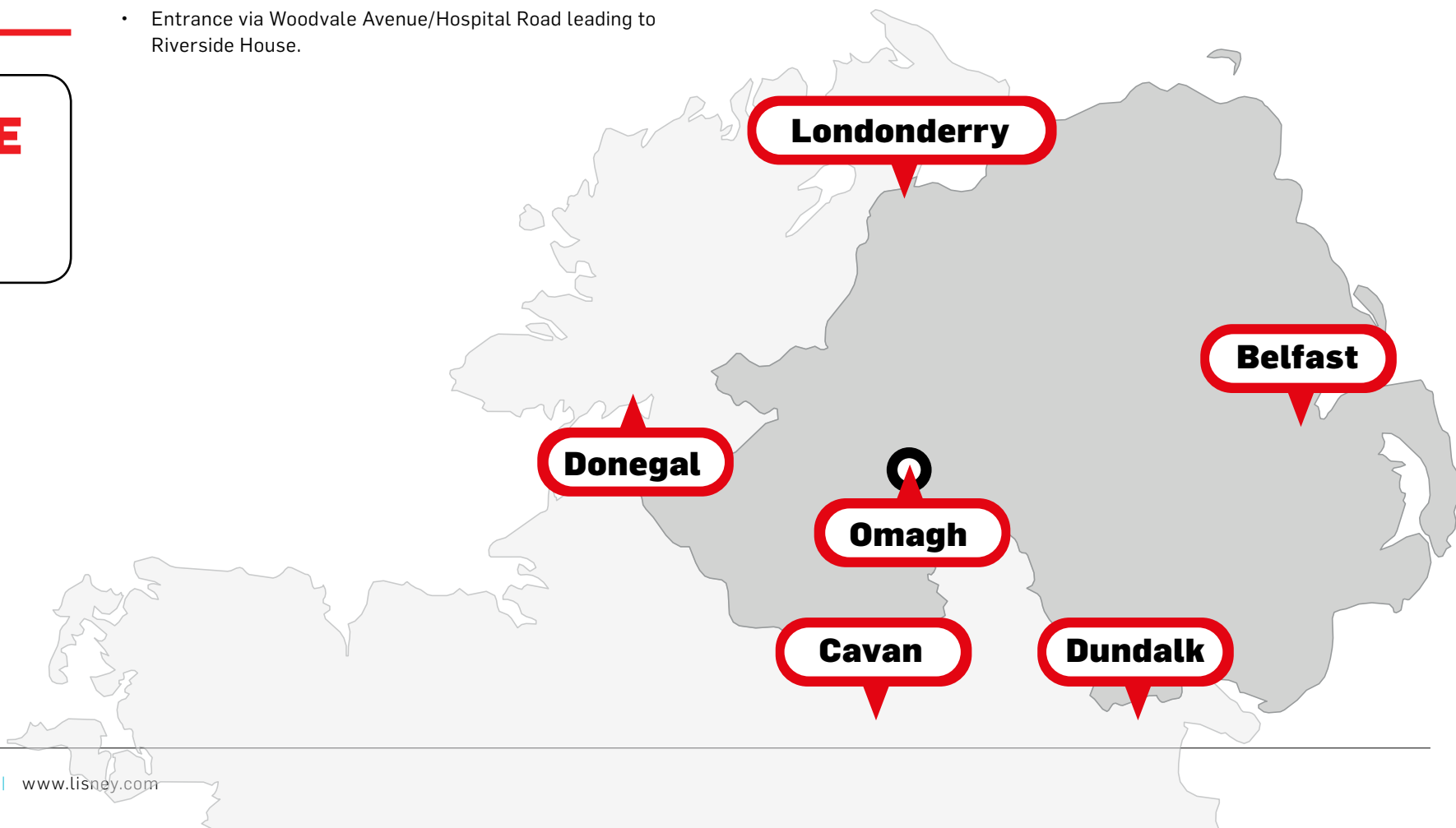
1.0 MILE

FROM OMAGH
TOWN CENTRE

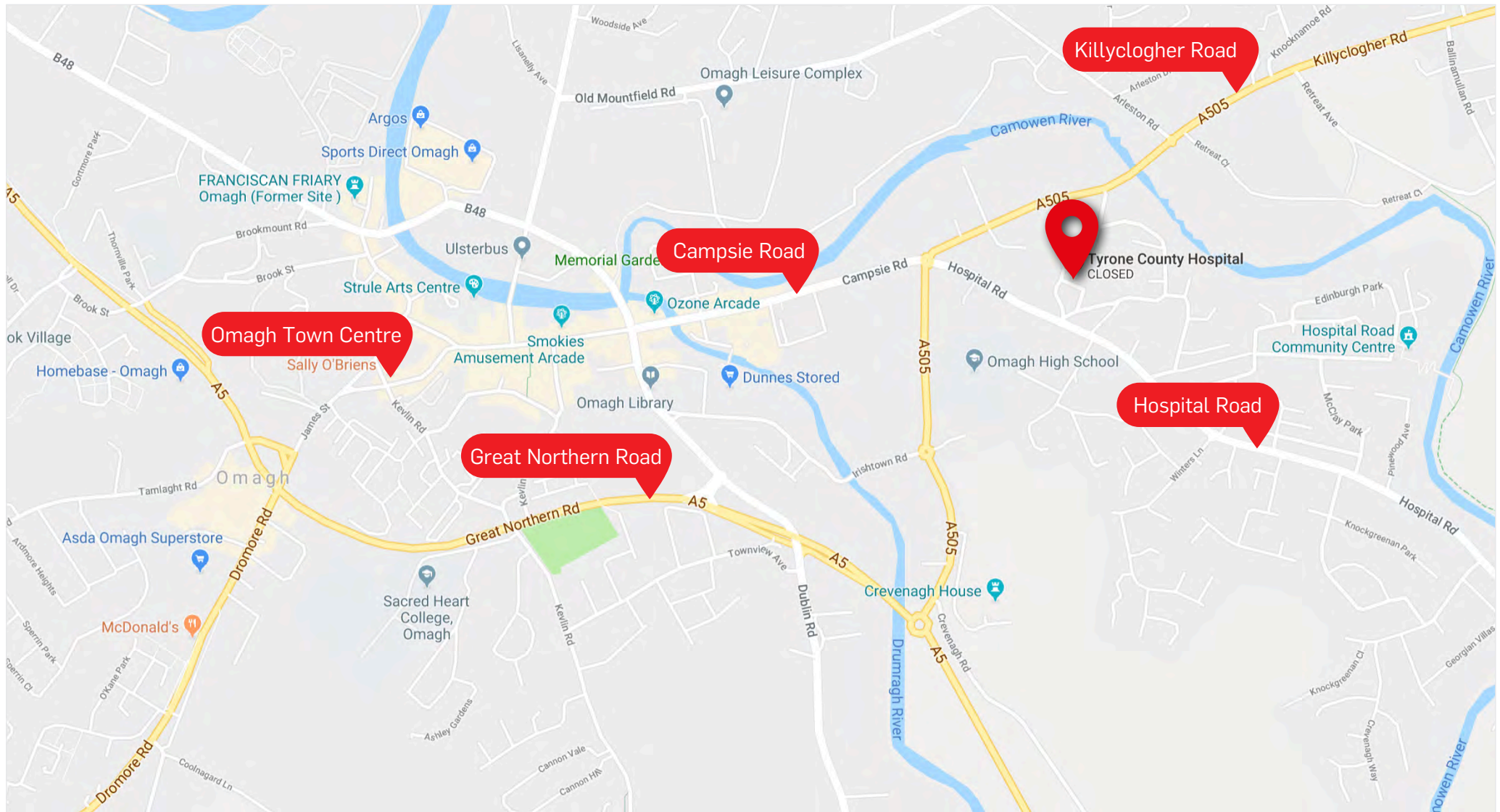
Transport links are excellent, and the scale of the subject provides three main road entrances.

- Front entrance via Hospital Road.
- Rear entrance via A505 Killyclogher Road.
- Entrance via Woodvale Avenue/Hospital Road leading to Riverside House.

The immediate, highly sought after area comprises mainly residential properties and is in close proximity to Omagh High School, Omagh County Primary School and the new Omagh Hospital and Primary Care Complex.



Situation



Description

10	275	150,000	19.79
CAR PARKS	CAR PARKING SPACES	SQ FT OF EXISTING BUILDINGS	ACRES IN TOTAL

The site comprises a large number of decommissioned, non operational buildings to include:

Main Hospital Block ward areas, medical imaging, theatres, day case unit, renal unit, urgent care and treatment centre, women and children’s centre and cardiac assessment unit.

- Outpatients Department
- Post Graduate Centre
- Riverside House
- Nurses Home / Administration
- Laboratory

There are also numerous residential accommodation buildings, a tennis court and 10 car parks providing 275 spaces.

The site also enjoys large areas of grass / parkland in a very attractive setting with the Camowen river running along the North East elevation.

PLANNING

The site is located within the Development Limit as set out in the Omagh Area Plan 1987-2002 and designated as ‘White Land’.

We are not aware of any recent redevelopment planning applications having been lodged in relation to the site.

Please Note: all interested parties are advised to make their own enquiries into the potential planning approvals that could be achieved.

TITLE

Lands at Tyrone County Hospital

This site consists of registered and unregistered lands on a Freehold basis.

Camowen Hill Residential Home

Freehold

NIE

There are numerous sub-stations and wayleaves on site.

Further details available upon request.

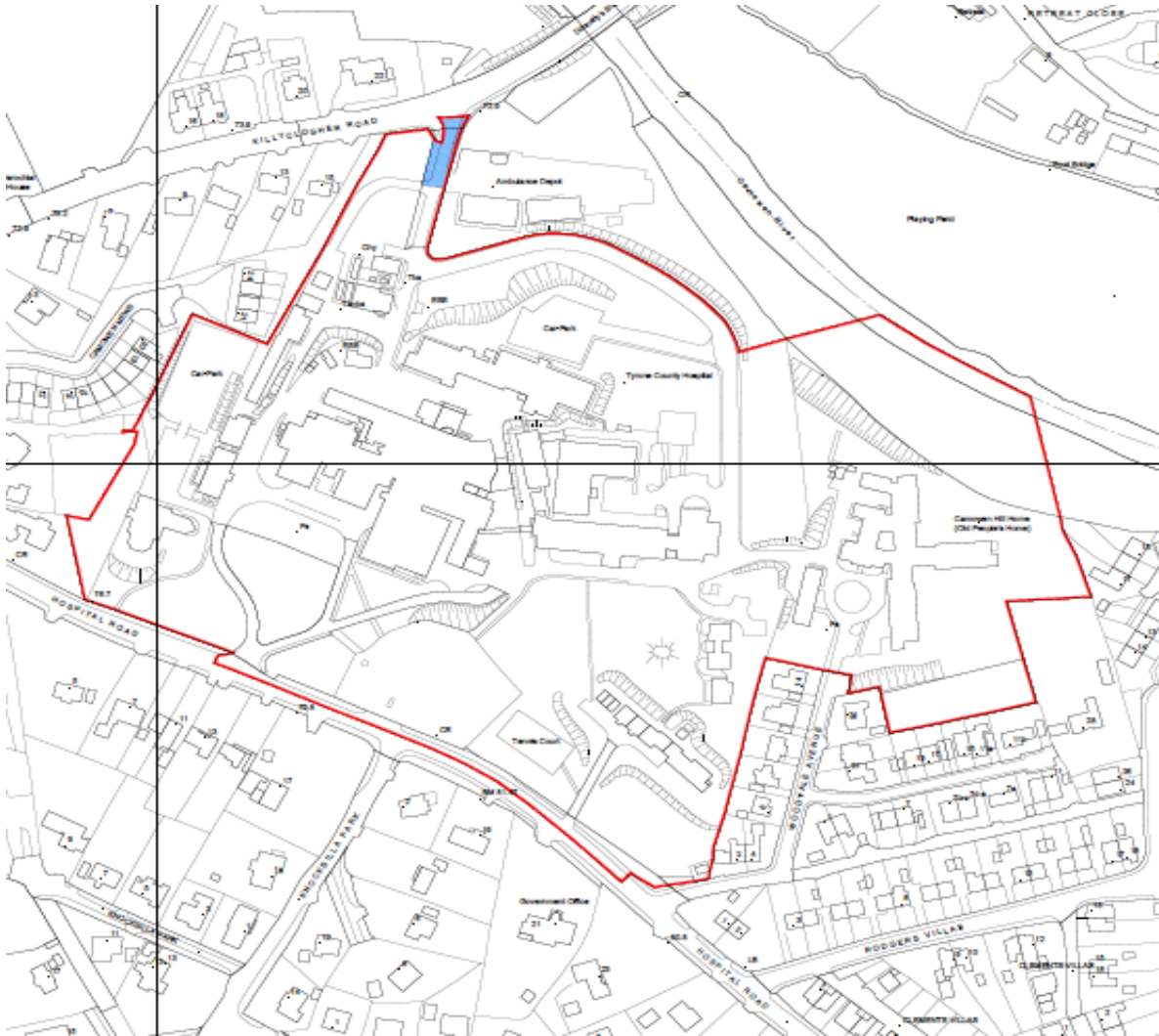
TREE PRESERVATION ORDER

A Tree Preservation Order was made on ‘Lands At The Former Tyrone County Hospital, Omagh’ and took effect on 29th October 2019.

Aerial



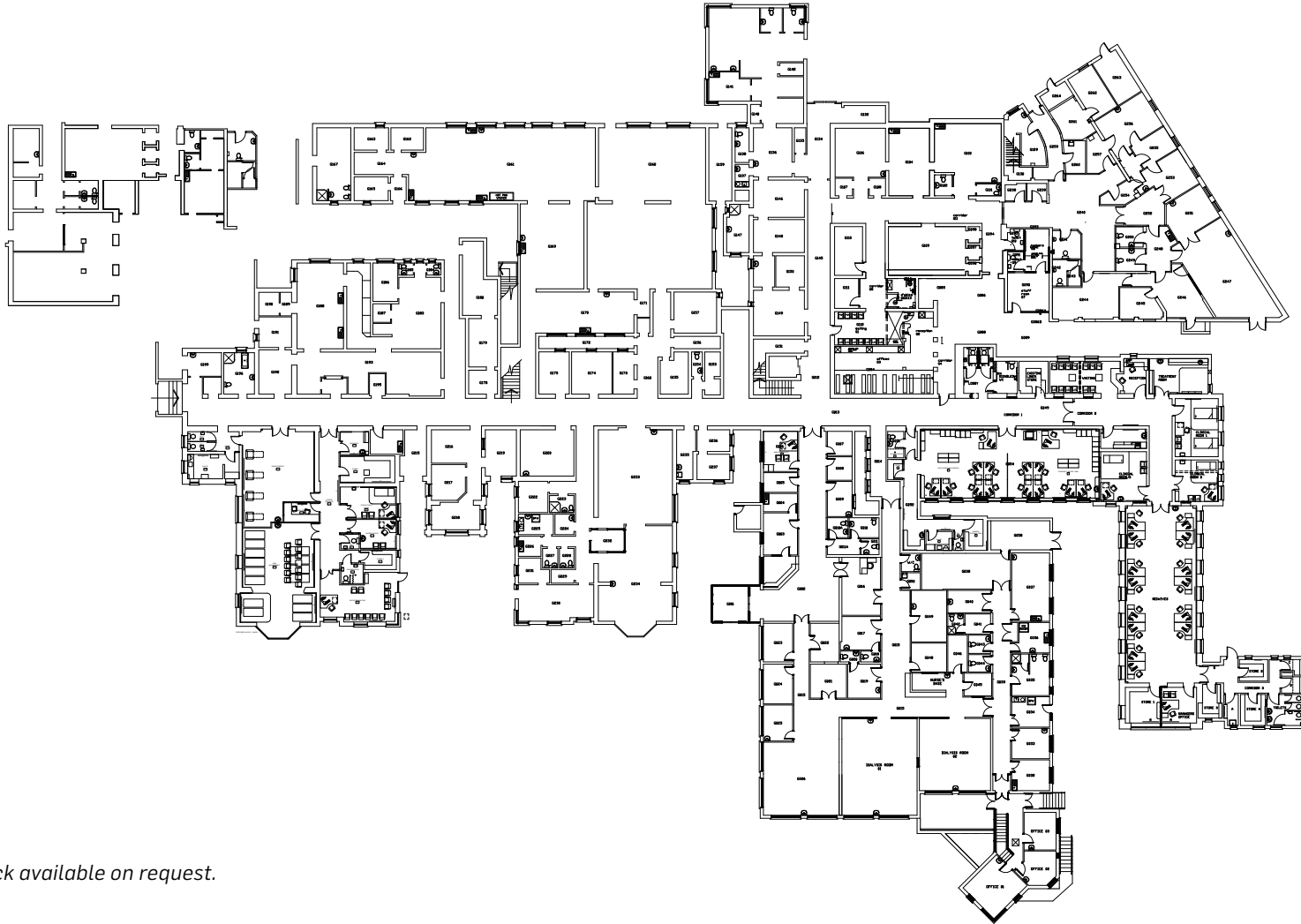
Demise



For Indicative Purposes Only. Demise outlined in red comprises approximately 19.79 acres. Area shaded blue denotes a right of way granted to Northern Ireland Ambulance Service.

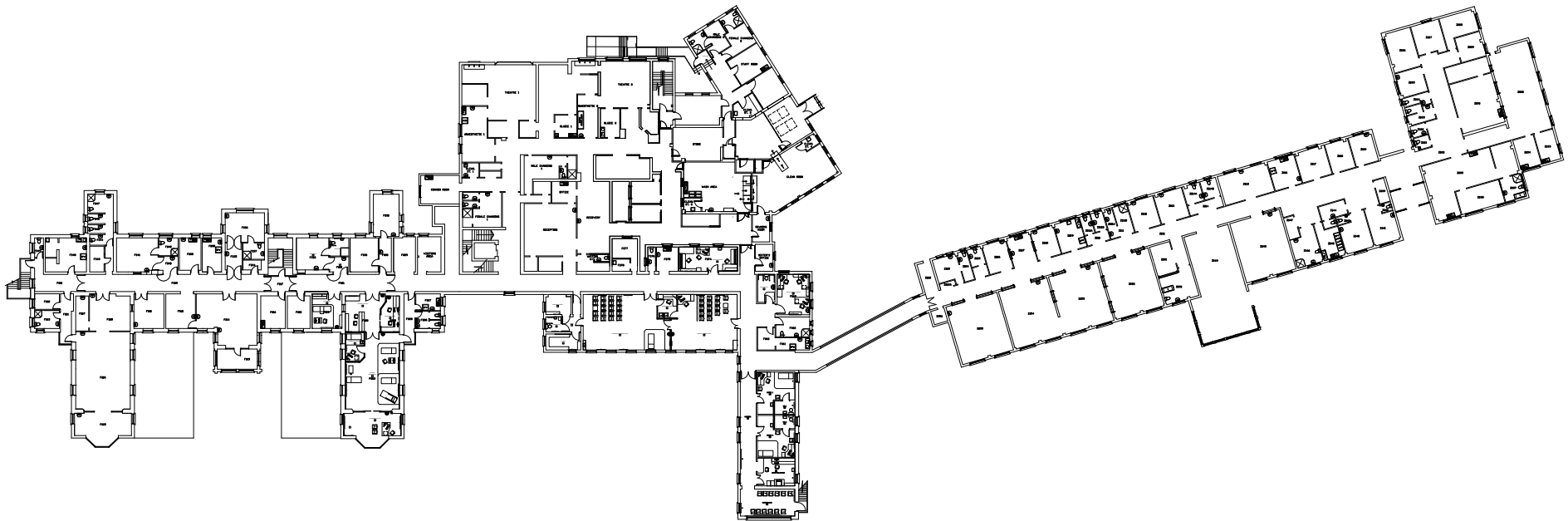


Ground Floor Plan - Main Building



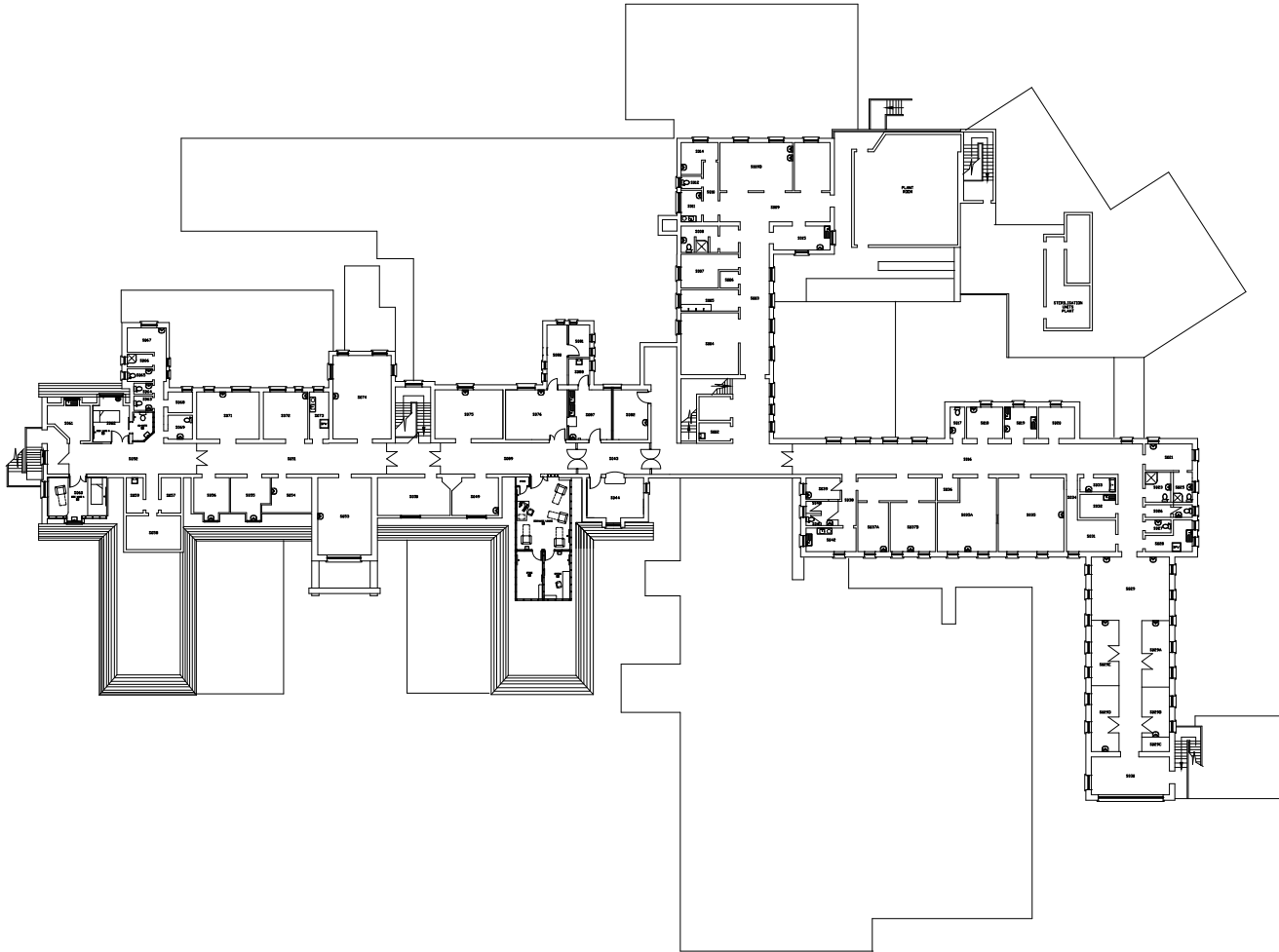
**Full floorplan pack available on request.*

First Floor Plan - Main Building



**Full floorplan pack available on request.*

Second Floor Plan - Main Building



**Full floorplan pack available on request.*

SECOND FLOOR PLAN

Gallery



















Guide Price

Price on Application

RATES

Full details available on request.

METHOD OF SALE

The property is initially being offered for sale by private treaty.

STAMP DUTY

This will be the responsibility of the purchaser.

VAT

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

VIEWING

Strictly with the sole selling agent, Lisney

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

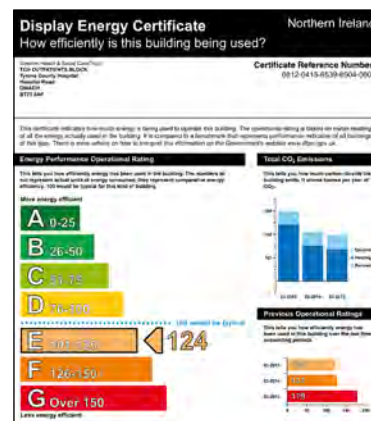
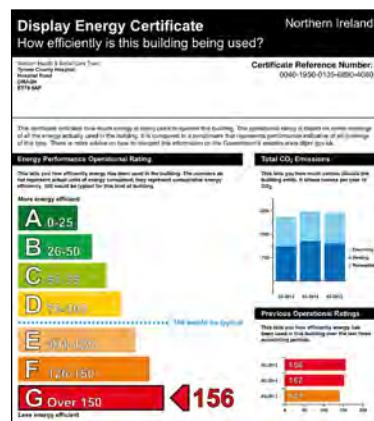
Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

EPC

The property has a rating of G156 & E124.

Full certificates can be made available upon request.



CONTACT



ANDREW GAWLEY

**DIRECTOR,
LISNEY**

T: +44 (0) 2890 501 501

agawley@lisney.com



www.lisney.com

IMPORTANT NOTICE: 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.