

Watters Property Sales
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Enniskillen
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Leam Beg, Enniskillen

Starting Bid: £490,000.00



For sale by Watters Property Sales via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Circa 35 Acres of development land and a private lough!

A truly unique opportunity to acquire a natural haven of circa 35 acres of land including forest and trails, access to circa 45 acre spring fed lake with sole fishing rights, full planning permission for Scandinavian style holiday homes in the heart of the Fermanagh Lakelands, minutes outside of Enniskillen.

The land offers great potential for the new buyer, who may want to take advantage of the already existing full planning permission granted for fifteen, three bedroom holiday homes that could be utilised as the perfect Holiday Retreat to allow guests to come and unwind in their own peaceful home away from home and make remarkable memories lakeside! Currently one of the homes have been constructed on site (can be seen in the images). The spring fed lake allows for sole fishing rights and given that Fermanagh is host to keen Anglers from all over the world, this could be an opportunity like no other.

Location

The land is situated just a few miles outside of Enniskillen, famously known for being Ireland's only Island Town. The picturesque Town is bustling with Cafes, Shops and Restaurants and surrounded by the glorious waters of Lough Erne, attracting visitors wanting to soak up a piece of the laid back Island lifestyle.

Features

Circa 35 Acres of Land and sole fishing rights to Coolyemer Lough
Excellent investment opportunity with a lot of potential for the right buyer!
Private access to a circa 45 acre spring-fed lake / Private fishery
Planning passed for fifteen Scandinavian style Holiday Homes
Just six miles from Enniskillen
Circa 30 acres of forest & meadow/4km of forest & lakeshore trails
One cabin structure has already been constructed
Prime for a Holiday Village/Park or Fishing retreat
Exclusive fishing rights to private lough
Planning for a light aircraft landing strip

Copy and paste the below link for stunning drone footage showing property from the air.
<https://www.propertypal.com/land-access-to-private-lough-leambeg-enniskillen/810130/video/photo-3>

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/25f38ee02c614ad580ff517773c8a636/auction-pack>

TO VIEW OR MAKE A BID Contact Watters Property Sales or iamsoldNI, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.