Watters Property Sales
Unit 55, Enniskillen Business Centre
21 Lackaghboy Road
Enniskillen
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Site 1, Off Coalhill Road, Slushill, Lisnaskea

Starting Bid: £30,000.00







For sale by Watters Property Sales via the iamsold Bidding Platform

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

Circa 0.4 site for sale with full planning approval. Planning was granted under application number LA10/2020/1240/RM for the proposed erection of a two storey detached dwellings with detached domestic garage set on a circa 0.4 acre plot.

Services: We are advised that electric, phone, water and drainage are available in the vicinity.

A buyer is recommended to obtain confirmation from their surveyor or solicitor.

The approximate size of the houses External Measurement with the stairs void removed on the first floor are as follows:

Dwelling - 2,712 sq ft
Garage- 1453 sq ft

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Features
Planning approval granted
Circa 0.4 acre
Services close to site
Occupying a level site
Tenure: Freehold

TO VIEW OR MAKE A BID Contact Watters Property Sales or iamsold, 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 firms 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

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accepted by the vendors. IAM Sold 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.