Watters Property Sales
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Site w FPP Derrylester, Swanlinbar Road, Kinawley

Starting Bid: £29,950.00







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.

This generous 0.93 plot comes with full planning permission, which means you can get started on building your dream home right away.

House size approx. 216sqm (2,325sq.ft), double garage approx. 51sqm (549sq.ft) , Overall approx. 267sqm (2,874. Sq.ft)

With no delays or paperwork hurdles to overcome, the current vendors have undertaken every possible process to leave this building plot hassle-free for the next phase of development.

Nestled in a picturesque area of Co Fermanagh with uninterrupted views of Benaughlin Mountain, yet close to the border, this site enjoys a prime location that offers the perfect blend of peaceful countryside living with easy access to nearby amenities. The surrounding area is known for its beautiful rural landscapes, while still offering convenient connections

to local services, schools, shopping centres, and more. You can enjoy the serenity of country living without sacrificing the conveniences of modern life.

Foundations are in (garage only), allowing the new buyer to start the build - full planning in place under planning ref: (L2011/0810/F) and confirmation of commencement from Fermanagh & Omagh District Council Building Control.

Consent to discharge of effluent passed by the department of agriculture, environment & rural affairs secured under NC 2279/19.

The proposed site is located at Cullitagh, Derrylester, Enniskillen. The site is accessed via an existing laneway approx. 140 m off the Swanlinbar Road.

Description of planning approved & commencement certified single storey dwelling with front porch and connected garage along with preliminary floor plans, sections & block plan attached.

Engagement with Fermanagh & Omagh District Council Building Control to continue in the normal way.

All planning related documents are available on request
A contract for sale has been prepared along with all searches which can be shared promptly with your solicitor to progress the matter promptly.

Get in touch now to arrange your site visit.

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 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.