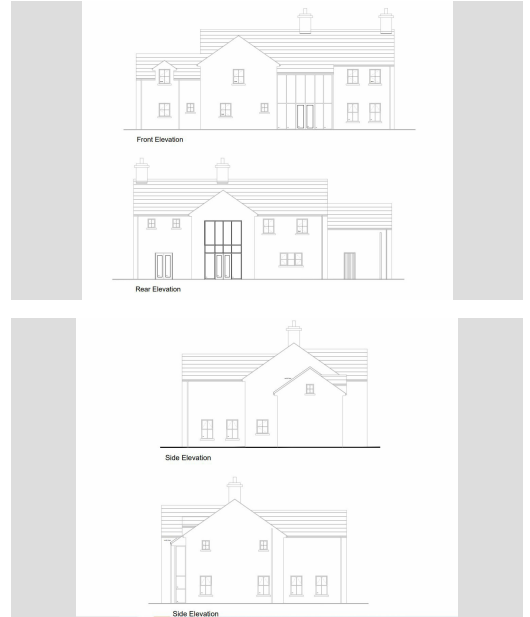


**Watters Property Sales**  
**Unit 55, Enniskillen Business Centre**  
**21 Lackaghboy Road**  
**Enniskillen**  
**BT74 4RL**  
**t: 028 660 22200**

**email: [info@watterspropertysales.co.uk](mailto:info@watterspropertysales.co.uk)**

## **Building Site @ Cavanalough Glebe, Enniskillen**

### **Starting Bid: £57,950.00**



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

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

Purchase a circa 2 acre building site with full planning permission for a detached two storey and a detached double garage, the stoned driveway accessing the site has 360 degree views of Fermanaghs finest countryside and just a 5 minute drive from the Village of Ballinamallard.

The site is ready to be developed and a buyer is recommended to obtain confirmation of services through relevant suppliers.

The current proposed layout can be seen on the attached plans or by viewing the planning application L/2008/0275/F

#### **Features**

Full planning approval for a two-storey detached dwelling and double garage  
Stunning countryside views

Planning application L/2008/0275/F  
All services within close proximity  
Short drive to local amenities including shops, a school and public transport links  
Stoned driveway  
Site located next to Killee Lough

TO VIEW OR MAKE A BID Contact Watters Property Sales or [iamsold](http://iamsold.com), [www.iamsoldni.com](http://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](http://iamsold.com).

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](http://iamsold.com) 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](http://iamsold.com) 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.