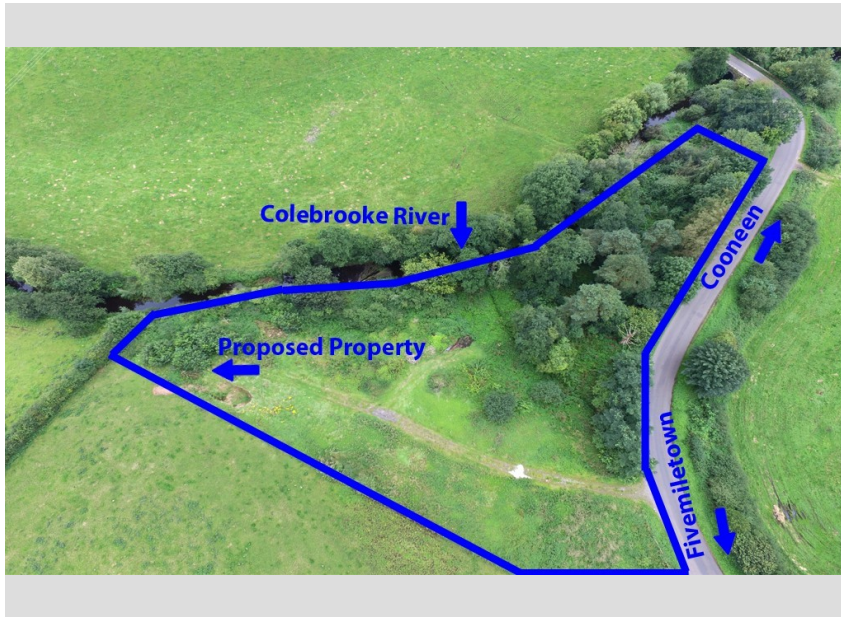


**Watters Property Sales**  
**Unit 55, Enniskillen Business Centre**  
**21 Lackaghboy Road**  
**Enniskillen**  
**BT74 4RL**  
**t: 028 660 22200**

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

## **c. 1.6 ac site with FPP on Cooneen Road, Fivemiletown**

### **Starting Bid: £89,950.00**



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.

Accommodation on the ground floor will comprise of three reception rooms, large kitchen/dining room, utility room and WC. The first floor comprises a family bathroom and four generous sized bedrooms each with built in wardrobes and the master benefiting from an ensuite.

For those looking to escape to the countryside and enjoy the rural life yet remain convenient to many amenities and commuter routes, this family home could not be better located.

#### **Features**

Inspection to fully appreciate this delightful site

Large open plan space

Circa 1.65 acres

Full planning permission for a detached dwelling

Enjoys a private and semi-rural position  
Prime opportunity to create your dream home in a sought-after location  
Currently passed for a modern detached house  
Services close to site  
Located beside Colebrooke river  
The footing have been dug & poured

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

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.