



**MONTGOMERY FINLAY
AND CO.**

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FOR SALE BY PRIVATE TREATY

RS/4208

DEVELOPMENT SITE WITH O/P/PERMISSION

GRANTED FOR 3 NO. TERRACED HOUSES

47 CHURCHILL ROAD, CHURCHILL, ENNISKILLEN.

- ❖ Located in Churchill a rural retreat about 11 miles from Enniskillen town and approx. 6 miles from the new Lough Erne Hotel and Golf Resort at Castle Hume.
- ❖ Superb elevated setting in an area of outstanding natural beauty enjoying attractive rural views to the south and west and within minutes drive of Tully Castle and Lower Lough Erne.
- ❖ Outline Planning Permission granted for 3 No. terraced dwellings. Proposed development will require demolition of existing dwelling on site.
- ❖ Gently sloping site with all mains service connections available.
- ❖ Site map attached for identification.

This site should be of interest to builders/ developers looking for a small project of potentially low cost housing which would be ideal for the first time buyer or for use as holiday houses in the Fermanagh Lakeland area.

Copy of current P/Permission available from Sole agent.

Viewing by appointment.

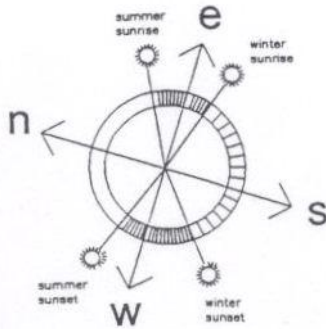


potential roadside elevation design
(scale 1:200)

SITE MAP
For Identification
Purposes Only

trees
low planting

- water manhole
- water manhole
- drainage gully
- ground levels



proposed dwellings to have no gable windows, avoiding any potential overlooking issues

PARKING SPACES:
parking spaces to be lined out using thermoplastic paint or in the case of brick setts delineated using a contrasting colour of brick.

NOTE:
all pipe runs which have less cover than 1200mm in driveways, 900mm in footpaths or 600mm in green areas are to be surrounded in 150mm concrete.

tree belt / buffer planting of indigenous species along boundary for separation & privacy from adjoining properties

provide public water supply to proposed development with individual connections to each dwelling to water service instructions/recommendations.

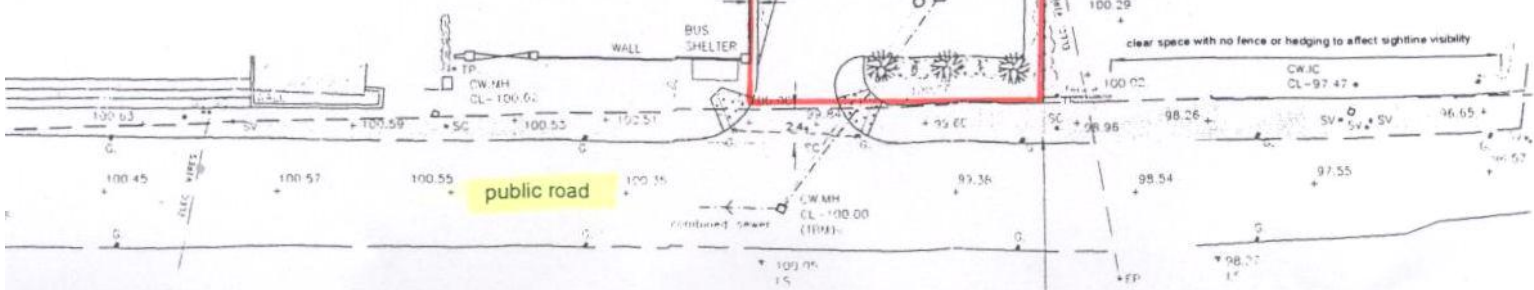
tree belt / buffer planting of indigenous species along boundary for separation & privacy from adjoining properties

1m open ally for rear access to dwelling no.2

3no. terraced dwelling townhouses

proposed dwellings to have no gable windows, avoiding any potential overlooking issues

storm water used development in to existing public manhole town



NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.