

FOR SALE BY PRIVATE TREATY

CS/917

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**STATION BRAE, DRUMKEEN,
BALLINAMALLARD. BT94 2ER**

This is a tastefully laid out cul-de-sac development with excellent potential, conveniently located in the village of Ballinamallard within easy commuting distance of Enniskillen town.

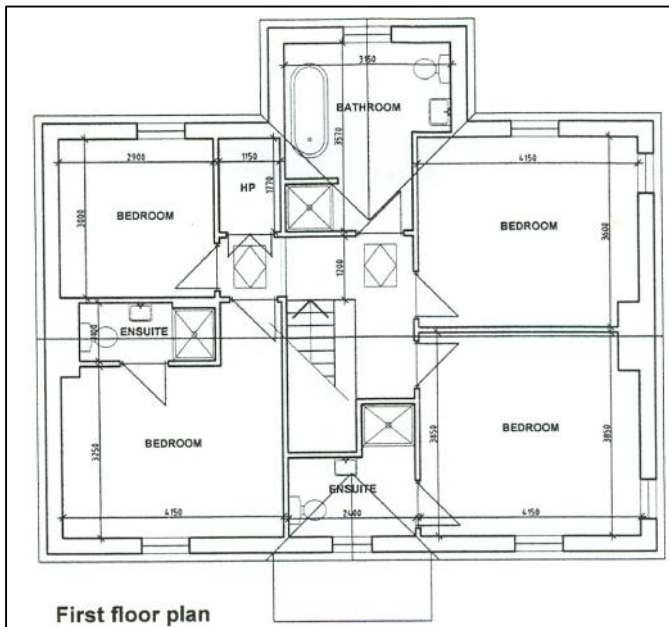
- ✓ **Full Planning Permission available for detached and semi-detached 'Period Style' residences extending from circa 1300 to 1930 sq.ft. with many pleasing features.**
- ✓ **The cul-de-sac accommodates 3 Detached (4 Bedroom houses) and 2 semi-detached (4 Bedroom houses).**
- ✓ **Detailed drawings and Site Layout available for inspection.**
- ✓ **Within village boundaries, Mains Services close by.**
- ✓ **The development can be sold in Lots. LOT 1: As the 5 residential units in the cul-de-sac. LOT 2: The entire site incorporating the 2 substantial detached units on roadside.**

GUIDE PRICE – LOT 1: £90,000 - LOT 2: £150,000



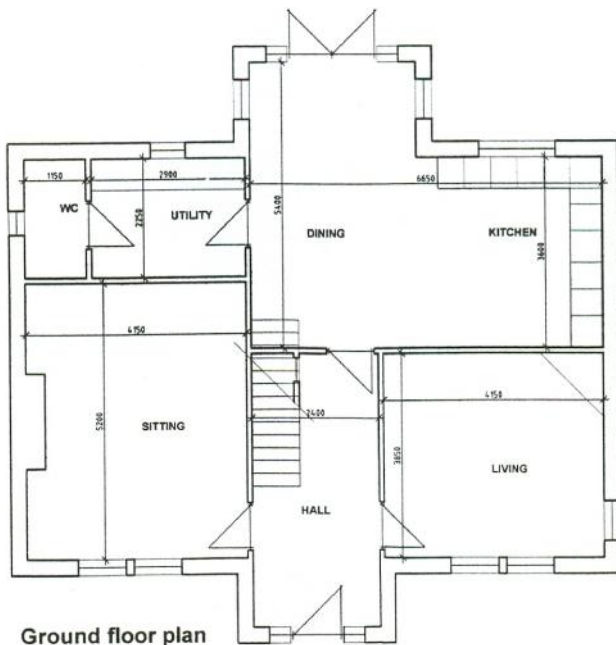
A2

HOUSE TYPE

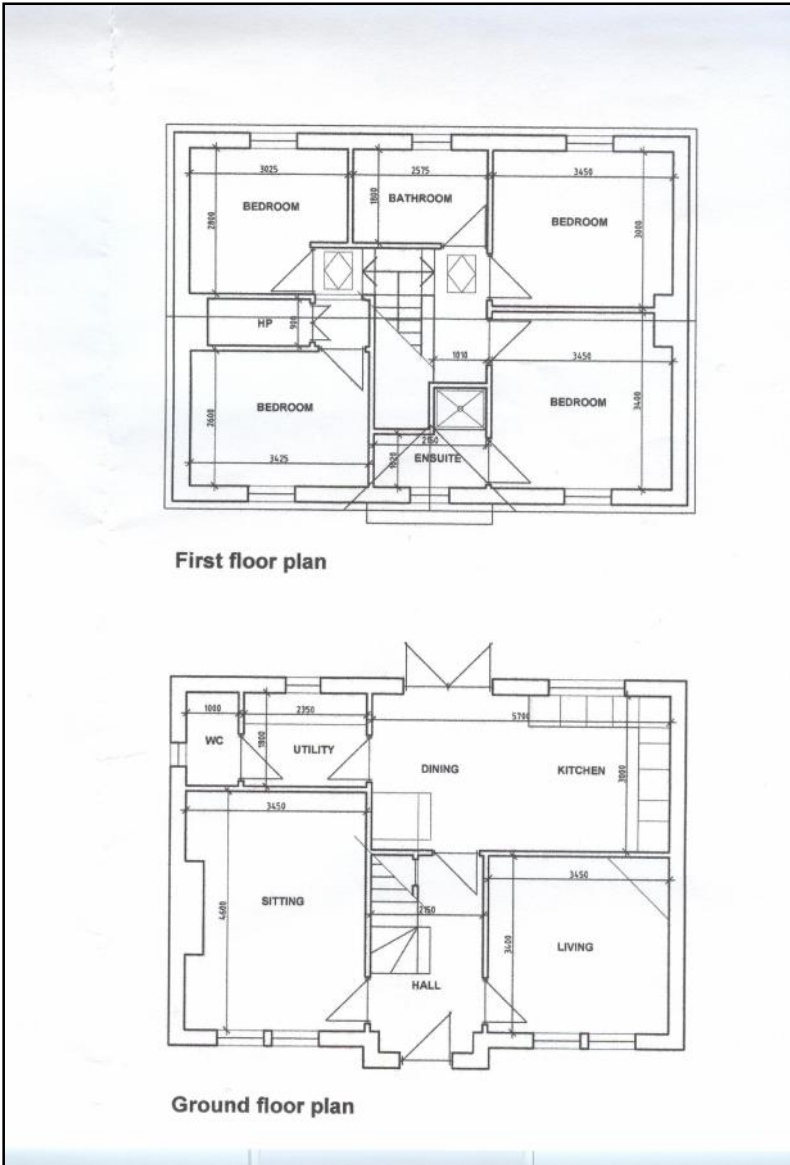
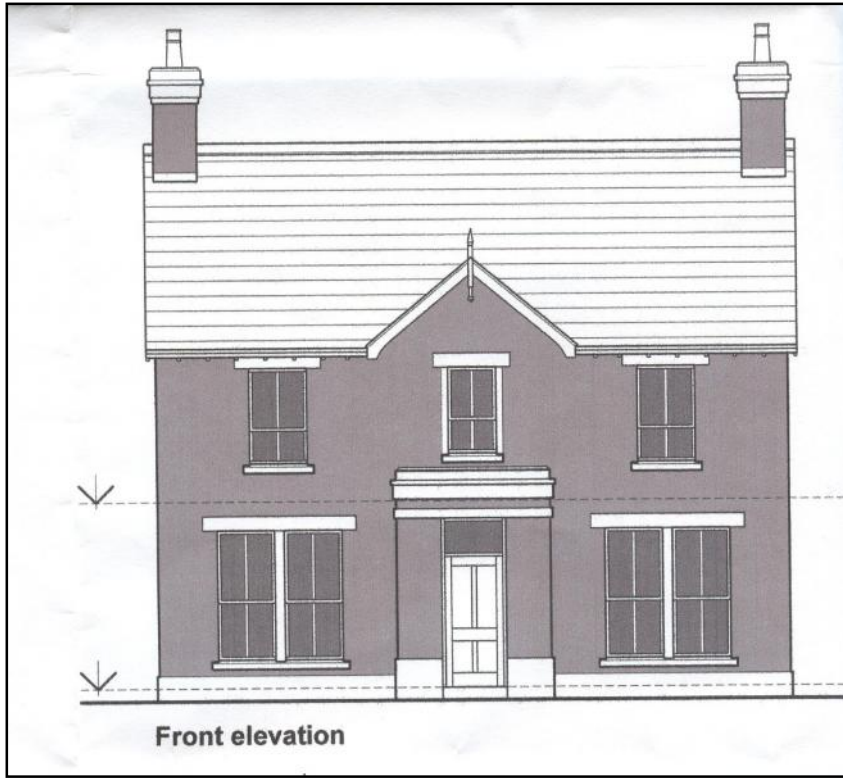


First floor plan

1930sqft



Ground floor plan



B1

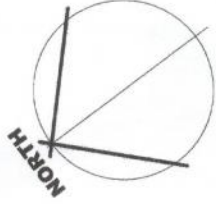
HOUSE TYPE

**PROPOSED SITE LAYOUT
(FOR IDENTIFICATION PURPOSES ONLY)**

Spiraea 'Goldmound' 40 - 60 CG 3L Bushy

Woodland buffer planting (random mix whips at 1/m2)

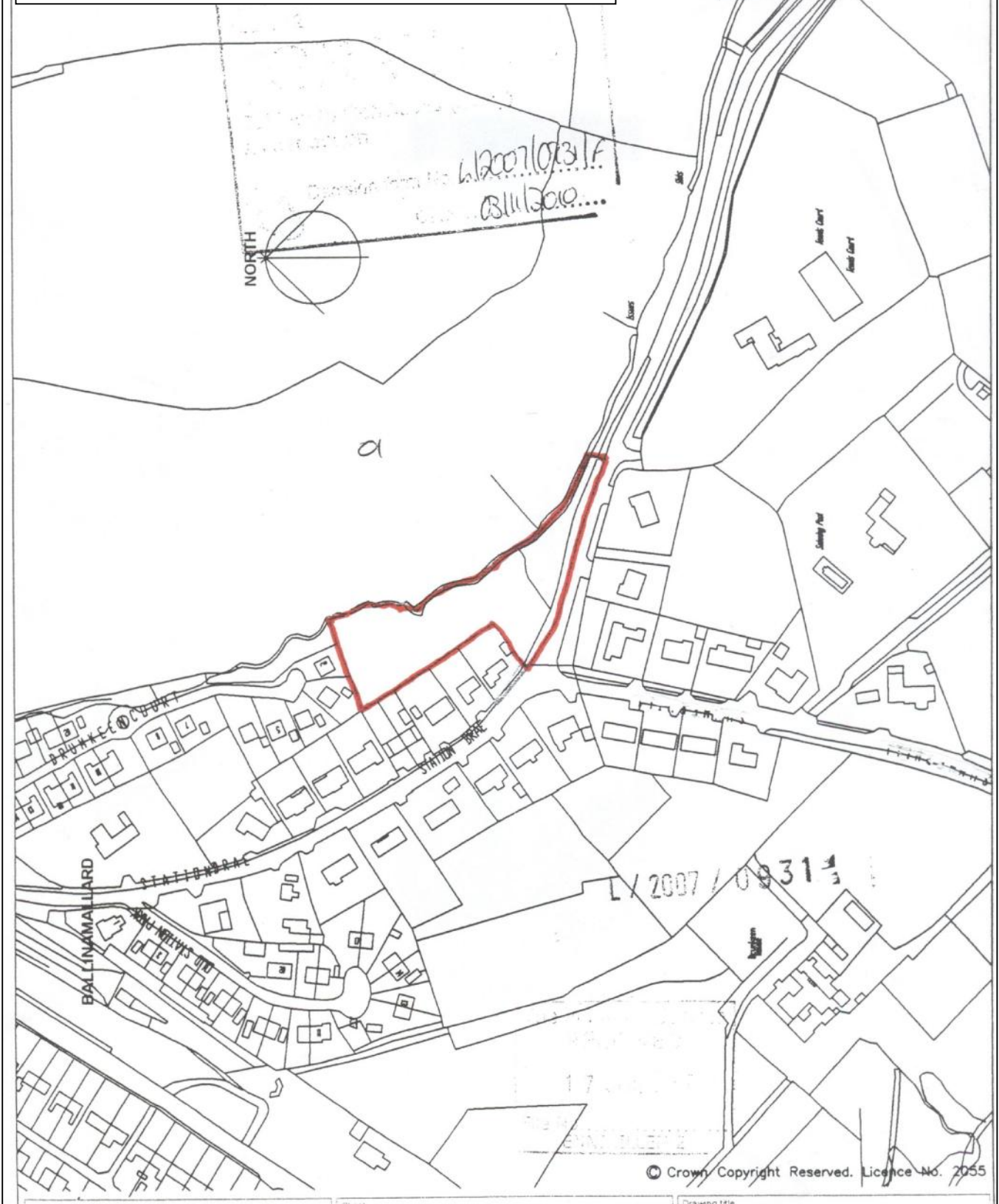
Name	Size	Root
Betula pendula	150	BR
Alnus Glutinosa	150	BR
Betula Jacquemonti	150	BR
Fraxinus Excelsior	150	BR
Sorbus Aucuparia	150	BR



soil planting (medium/low) including a mixture of ground cover species



**SITE LOCATION
(FOR IDENTIFICATION PURPOSES ONLY)**



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