



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**Circa 0.5 Acre Building site with Outline Planning Permission for
a Dwelling with Domestic Garage (**NO RESTRICTIONS**)
situated in a scenic rural area**



BALLYSOORAGH, LETTERBREEN

- Circa 0.5 Acre-Can be extended upon negotiation
- Nice outlook over open countryside- Well Screened
- 2.5 Miles from Letterbreen / 1 Mile Mullaghduin / 4 miles Belcoo

Directions: From Enniskillen - Into Letterbreen, go for approx 2 mile (Heading Towards Belcoo) and turn left (Abocurragh Guest House Sign) Continue for approx 0.5 Miles and turn Left continue for approx 0.1 Mile and site situated on your Left hand side – No for sale board.

PRICE: OFFERS AROUND £110,000

**Copy of Outline Planning Permission and Map for Identification
Purposes Enclosed**

Seamus Cox & Co for themselves and for the Vendors of this property whose agents they are giving notice that (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given, without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Seamus Cox & Co has any authority to make or give any representation or warranty whatever in relation to this property.