

FOR SALE

Lands & Buildings at 235-239 Drummeer Road, Maguiresbridge

BT94 4FW

Development Opportunity with full planning permission for 16 No detached dwellings, together with a former doctors' surgery, adjoining dwelling and separate bungalow

THE OPPORTUNITY

The site benefits from full planning permission for 16 detached dwellings, offering an opportunity to deliver a high-quality residential scheme in an area where demand for family homes remains strong.

The sale also includes a former doctors' surgery with an adjoining dwelling and a separate bungalow, providing further scope for refurbishment, conversion (subject to the necessary consents) or immediate rental income

LOCATION

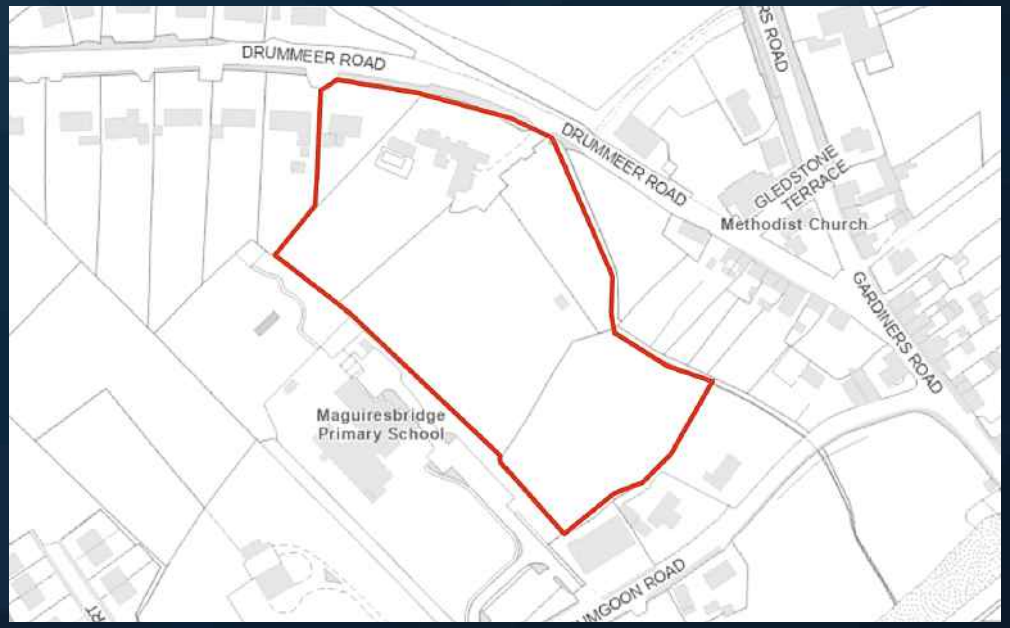
Maguiresbridge is a thriving village in the heart of County Fermanagh, positioned just off the main A4 Belfast to Enniskillen road and approximately 9 miles from the county town of Enniskillen. This strategic position has made the village an increasingly popular commuter settlement, offering purchasers the benefits of village living with fast, convenient access to employment, schools and services in Enniskillen, and onward links east towards Dungannon, the M1 and Belfast.

Enniskillen, the island town set between Upper and Lower Lough Erne, is the principal commercial and administrative centre for the county. It provides an extensive range of retail, leisure and professional services, well-regarded grammar and secondary schools, the South West Acute Hospital and a vibrant hospitality scene, all within a short drive of the site.

The village itself offers a welcoming, close-knit community with local amenities including primary school, convenience store, garage, churches, sports clubs. The neighbouring towns of Lisnaskea, Brookeborough and Fivemiletown are also close at hand, further broadening the choice of everyday services, while the nearby lakeside setting of Carrybridge on Upper Lough Erne provides excellent opportunities for boating, fishing and outdoor recreation.

The site is located on Drummeer Road on the edge of the village, combining a semi-rural outlook with easy walking access to local amenities.





DESCRIPTION

The holding extends to approximately 4.9 acres in total, including c. 4 acres of development land with full planning permission for 16 detached dwellings, together with a former doctors' surgery, adjoining dwelling and separate bungalow.

A breakdown of the accommodation is as follows:

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10616

The Development Lands (c. 4 acres / 1.62 ha)

The lands extend to approximately 4 acres and comprise a generous, well-defined parcel of grassland enclosed by mature hedgerows and established trees, which provide excellent natural screening and a ready-made landscaped setting for the proposed scheme. The site sits within the heart of the village, a short walk from the main street, local shops and the village school, offering future purchasers the rare combination of a private, green outlook with every day amenities on the doorstep.

With full planning permission for 16 detached dwellings, the low-density layout allows for spacious plots in keeping with the character of the surrounding area.


Development Lands

The Dwelling House (c. 126.3 sq m / 1,359 sq ft) plus garage

A substantial detached two-storey family home, approached via a gated entrance and sweeping tarmac driveway with ample parking and an integral garage. The property is set within mature, well-planted gardens offering a high degree of privacy.

Internally, the accommodation includes four bedrooms, among them a spacious principal bedroom with walk-in wardrobe. The bright kitchen is fitted with a range of cream shaker-style units, granite worktops, tiled splashbacks and solid wood flooring, with integrated appliances.


Dwelling House










Doctors' Surgery


Detached Bungalow

The Former Doctors' Surgery (c. 136.8 sq m / 1,472 sq ft)

Adjoining the dwelling, the former surgery provides well-appointed accommodation including three consultancy rooms, along with office and treatment space. The rooms benefit from extensive fitted units and worktops, wash-hand basins and good natural light. The building offers excellent potential for continued professional or commercial use, or for conversion to additional residential accommodation, subject to the necessary planning consents.

The Detached Bungalow (c. 104 sq m / 1,119 sq ft) plus garage

Occupying a separate roadside plot, the detached four-bedroom bungalow features white rendered elevations with stone detailing, an attached garage and a tarmac driveway. It sits within a generous lawned garden bounded by post-and-rail fencing and mature shrubs, and offers immediate scope for owner-occupation, rental income or modernisation.

A full room by room schedule of accommodation is available from the agent upon request.
All areas and measurements are approximate and provided for guidance purposes only.

TOTAL SITE AREA
C. 4.9 ACRES (1.98 HECTARES)

PLANNING

Full planning permission was granted by Fermanagh and Omagh District Council on 1 October 2026 under reference LA10/2019/0465/F for the erection of 16 no. two-storey detached dwellings on land to the rear of 239 Drummeer Road, Maguiresbridge. The approved scheme provides for two vehicular accesses onto Drummeer Road.

A copy of the decision notice and approved drawings is available from the selling agent upon request, or can be viewed on the NI Planning Portal.

SALES DETAILS

PRICE: Offers over £1,100,000

TITLE: Assumed to be held by way of freehold title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPCS

To be confirmed.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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