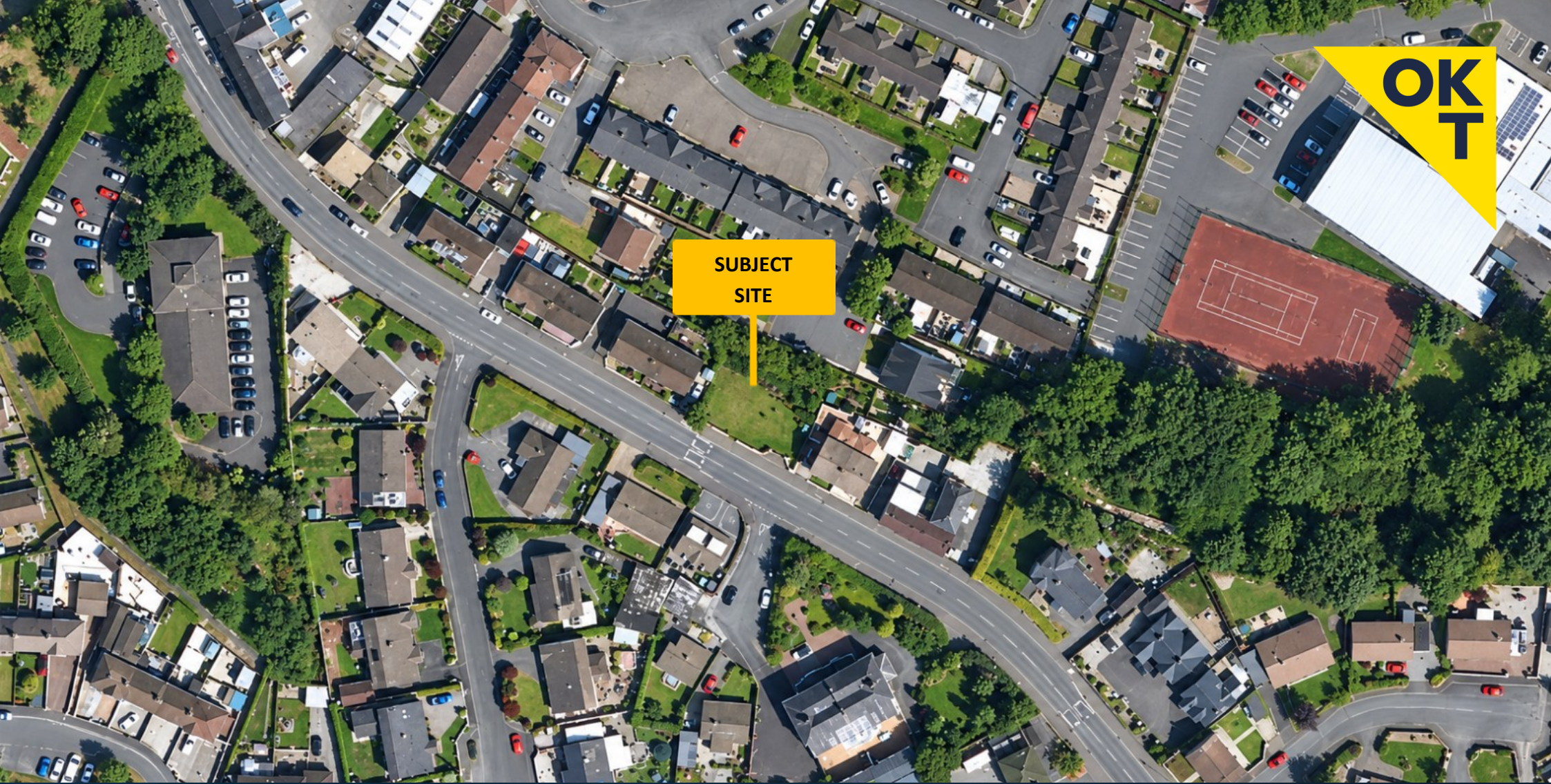


An aerial photograph of a suburban neighborhood. A yellow rectangular callout with the text 'SUBJECT SITE' points to a specific lot. The lot is located on a street that runs diagonally from the top left towards the bottom right. The surrounding area includes residential houses, green lawns, trees, and a red tennis court on the right side. A yellow banner with the letters 'OK T' is in the top right corner.

OK
T

SUBJECT
SITE

FOR SALE

24 Ballycolman Avenue, Strabane BT82 9AF

Potential Development Opportunity (subject to planning permission)

LOCATION/DESCRIPTION

Situated on **Ballycolman Avenue in Strabane**, the 0.12-acre site occupies a prominent position within an established residential area. The property offers an excellent opportunity for **residential development**, with potential for a range of housing schemes, subject to obtaining the necessary planning consents.

SALES DETAILS

PRICE: Price On Application
TITLE: Assumed Freehold Title

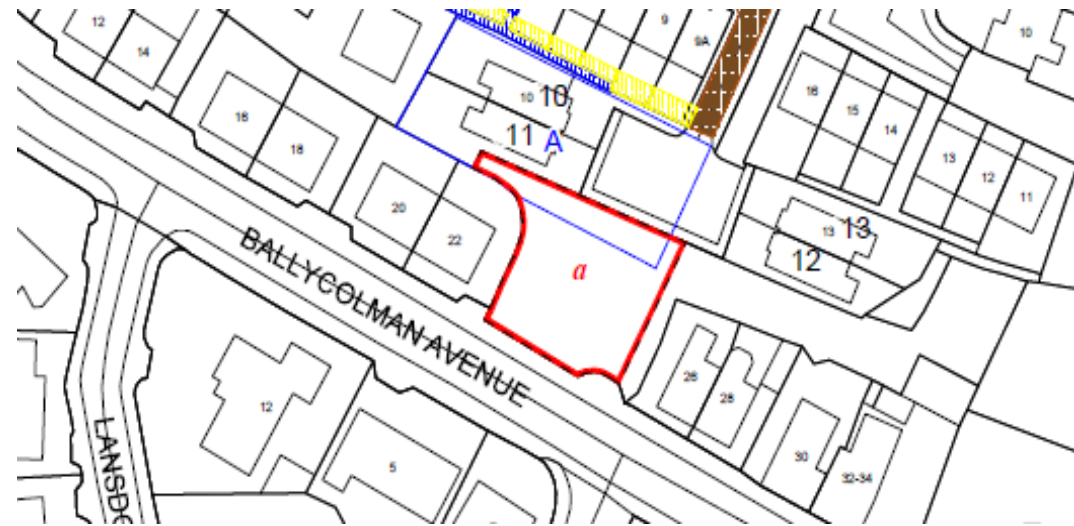
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

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: C5151



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MICHAEL BURKE

07872 055552

michael.burke@okt.co.uk

ANTON MCINTYRE

07885 524358

anton.mcintyre@okt.co.uk

