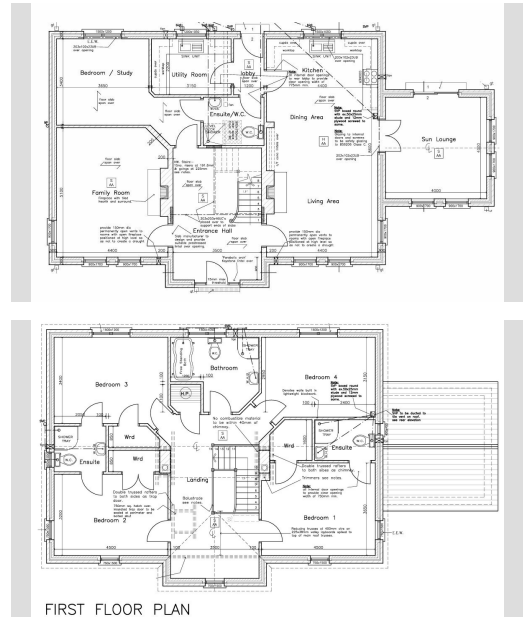


**CPS Property**  
**C P S**  
**16 John Street**  
**OMAGH**  
**BT78 1DW**  
**t: 028 8225 2820**  
**email: cathal@cps-property.com**

**Site @ Oughterard Road, Dromore**  
**Starting Bid: £25,000.00**



For sale by CPS Property via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Residential Building Site with Full Planning Permission – Oughterard Road, Dromore

An excellent opportunity to acquire a building site with full planning permission granted for a spacious four-bedroom detached dwelling. Situated just off the sought-after Oughterard Road, this site has already had footings installed, offering a convenient head start for prospective purchasers.

Conveniently located approximately 2.5 miles from Dromore village, the site benefits from close proximity to a host of local amenities including schools, shops, cafés and leisure facilities. Omagh town centre is also within easy reach at only 11 miles away, making this an ideal base for commuters seeking tranquil countryside living without sacrificing accessibility.

This is a rare chance to secure a well-positioned site in a desirable rural setting, perfect for

those looking to create their dream family home.

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/75ca2c98eb644ff99ff07071b462fd0d/auction-pack>

TO VIEW OR MAKE A BID contact CPS Property or iamsold, [ww.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

