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**FOR SALE**

**56 & 58 Ballycolman Avenue, Strabane, BT82 9AF**

1 bedroom barn style property and 2 bedroom detached bungalow. Potential redevelopment opportunity extending to 0.8 acres.

# LOCATION

Strabane is located on the Eastern boundary within County Tyrone in the Northwest of the province and facing onto the border with the Republic of Ireland. It is located approximately 14 miles southwest of Derry City and 18 miles Northwest of Omagh.

The property is located off Ballycolman Avenue c. 0.7 miles south of Strabane Town Centre and in close proximity to local amenities to include shops, schools and churches.

# DESCRIPTION

The total site extends to just under an acre to include a 1 bedroom barn style property and a 2 bedroom bungalow.

'The Old Barn' at 56 Ballycolman Road was renovated c. 2019 and is finished to a high standard. There is a spacious garden to the rear of the property and 4 bay detached garage.

58 Ballycolman Road is a two bedroom detached bungalow that was refurbished c. 2021.

The site would be suitable for residential redevelopment, subject to obtaining the necessary planning consents.

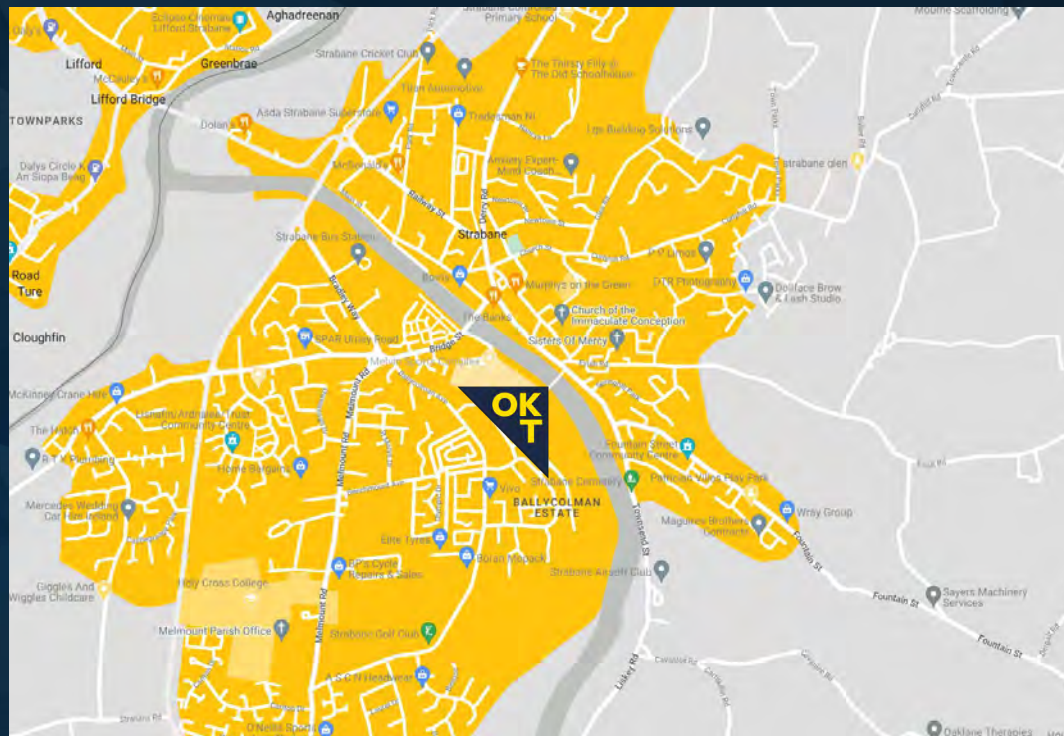
There are currently 3 access points off Ballycolman Avenue.

# CAPITAL VALUES

56 Ballycolman Avenue: £290,000

58 Ballycolman Avenue: £97,500

All perspective purchasers should make their own enquiries to confirm the capital value / rates payable.



**C. 0.5 MILES**  
TO STRABANE  
TOWN CENTRE

**C. 1.5 MILES**  
TO LIFFORD

**C. 15 MILES**  
TO DERRY CITY

**C. 76 MILES**  
TO BELFAST

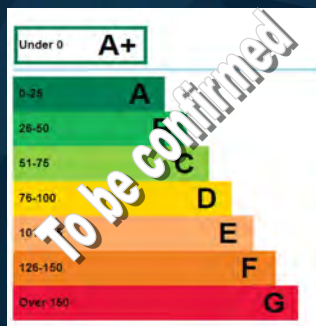
# ACCOMMODATION

'THE OLD BARN' 56 BALLYCOLMAN AVE	AREA (SQ M)	AREA (SQ FT)
Master Bedroom inc. ensuite & walk in wardrobe	52.5	565
Pool Room	40.8	439
Utility	20.9	225
Study	9.4	101
<b>FIRST FLOOR</b>		
Kitchen / Living	142.0	1,529
Bathroom	7.7	83
Store	8.2	88
<b>TOTAL ACCOMMODATION</b>	<b>434.2</b>	<b>4,674</b>

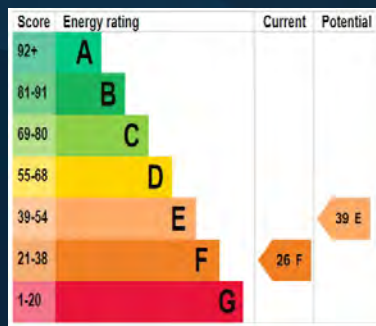
58 BALLYCOLMAN AVENUE	AREA (SQ M)	AREA (SQ FT)
Kitchen	6.4	69
Dining Room	14.0	151
Living Room	13.6	146
Bathroom	8.1	87
Bedroom 1	9.9	107
Bedroom 2	11.3	122
<b>TOTAL ACCOMMODATION</b>	<b>63.3</b>	<b>682</b>

## EPC

56 Ballycolman Avenue



58 Ballycolman Avenue - 26F



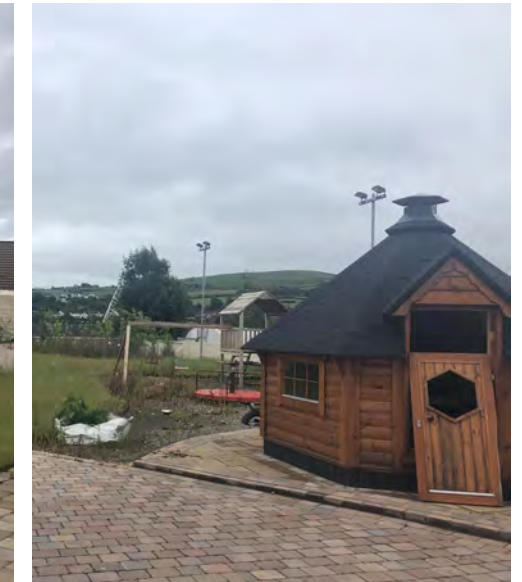
### Customer Due Diligence:

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/uk/si/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.





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# SALES DETAILS

PRICE: On Application  
TITLE: Assumed freehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

# VIEWING ARRANGEMENTS

Viewing strictly by appointment with agent. Viewers will be required to provide the following information prior to booking an appointment:

1. Name of purchaser
2. Purchaser Address
3. Email Address
4. Contact Number
5. Confirmation of Funding
6. Solicitor details



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.