



Instinctive
Excellence
in Property.

For Sale

Bell Gray House
48 Dublin Street
Newtownstewart
Omagh
BT78 4AG

**FORMER CARE HOME /
DEVELOPMENT OPPORTUNITY**

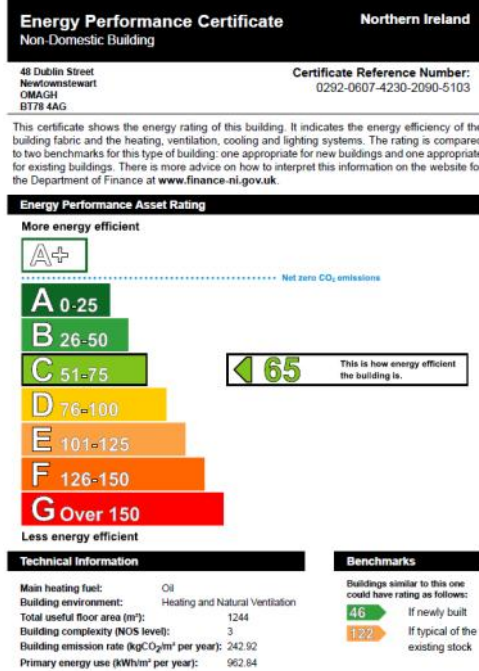


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**FORMER CARE HOME /
DEVELOPMENT
OPPORTUNITY**

EPC



Location

Newtownstewart is a small market town in County Tyrone, situated 11 miles north of Omagh and 12 miles south of Strabane.

The development opportunity is located no more than 300 metres from the centre of the town and therefore benefits from a range of local amenities inside a short walking distance, including St Patricks primary school, convenience store and a variety of shops.

Description

The development opportunity was primarily used as a care facility which closed in 2016. The property currently provides a two storey semi detached dwelling fronting Dublin Road and to the rear is a purpose built 36 bed former care home, known as Bell Gray House.

Externally the property provides a large yard and garden area which fronts onto Dublin Road. Note No. 50 Dublin Road is not included in the sale.

Accommodation

Bell Gray House : 35 no. bedrooms with ancillary areas.

Site Area : 1.7 acres (0.68 hectares)

OS MAP



FOR INDICATIVE PURPOSES ONLY

Planning

The property is located within the development limit of Newtownstewart it is not zoned for any particular use and does not benefit from any current planning consent.

Land & Property Services

We understand from the Land and Property Services website of the following rating information: -

Net Annual Value : £27,400
Description : Residential Home
Rate in the £ for 2019/2020 : £0.650848

Prospective purchasers should make their own independent enquiries to the LPS.

Opportunity

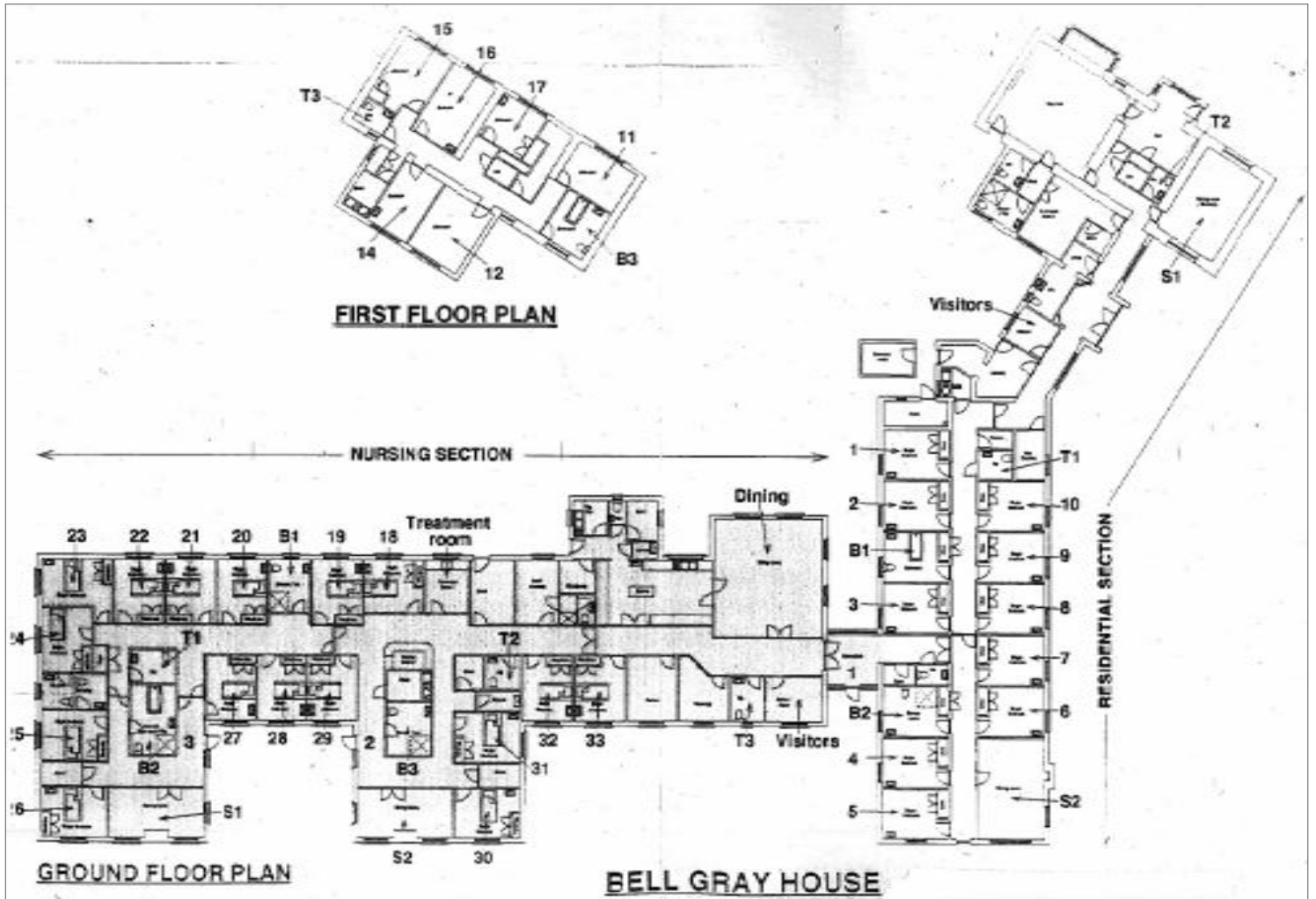
The property could be re-used as a care facility, residential use or the site could be cleared and redeveloped subject to the necessary planning consents.

VAT

All prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.

Guide Price

£195,000 exclusive.



FOR INDICATIVE PURPOSES ONLY

ENTRANCE AT DUBLIN ROAD



REAR ASPECT



Location Maps



FOR INDICATIVE PURPOSES ONLY

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