



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

C. 52 Acre Development/Agricultural Opportunity (Available in Lots)

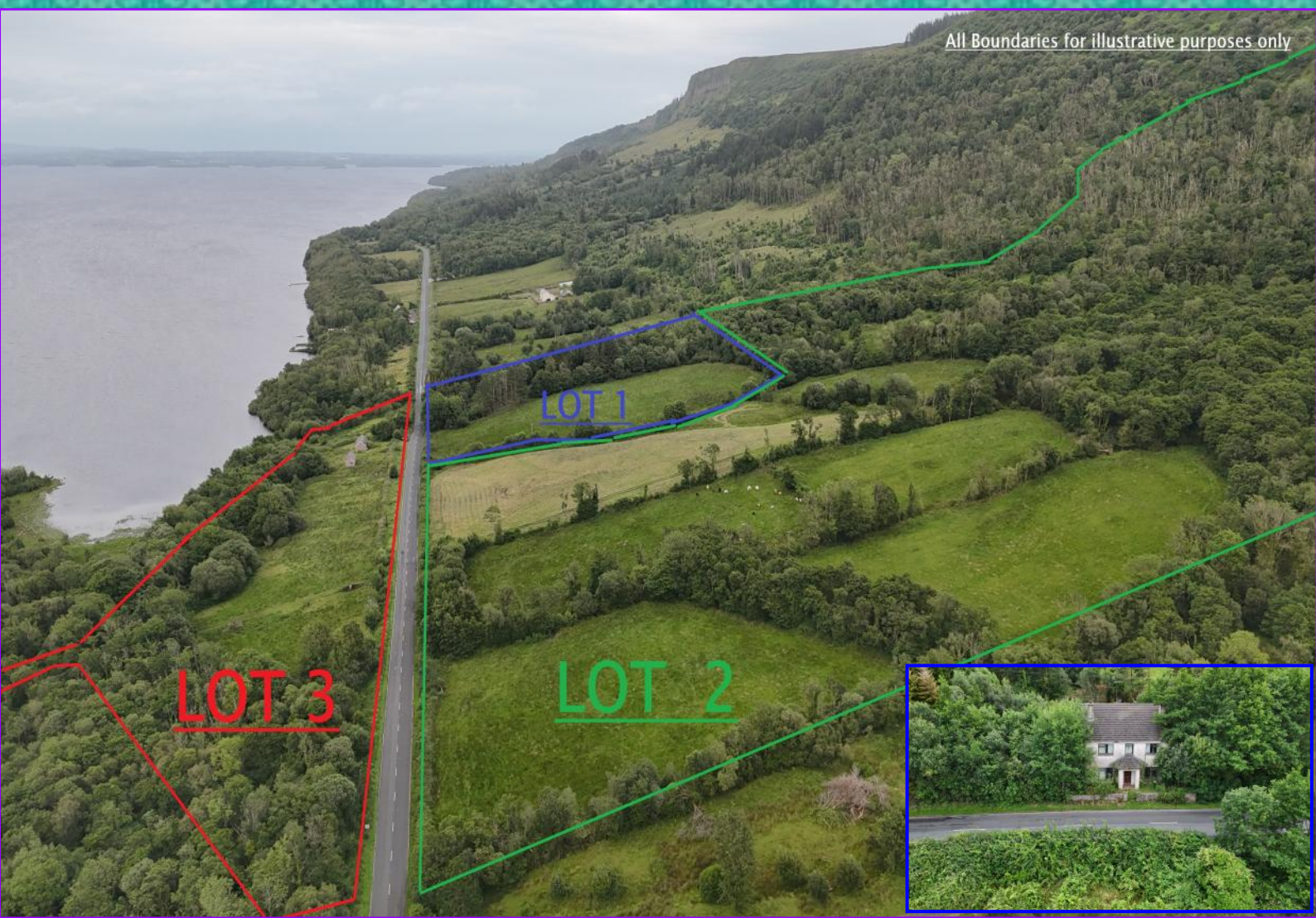
418 Lough Shore Road

Belleek

Enniskillen

BT93 3BP

AGRICULTURAL



All Boundaries for illustrative purposes only

For Sale

C. 52 Acre Agricultural/ Development Opportunity

418 Lough Shore Road
Belleek
Enniskillen
BT93 3BP

AGRICULTURAL



Location

Occupying a superb position along the scenic Lough Shore Road, this property enjoys an enviable setting with frontage onto the shores of Lower Lough Erne. Situated approximately 3 miles from Belleek village, it offers excellent access to local amenities while benefiting from an attractive position within one of County Fermanagh's most scenic areas. The property is within easy reach of Enniskillen, approximately 14 miles away, while the nearby towns of Ballyshannon, approximately 12 miles away, and Bundoran, approximately 15 miles away, provide an excellent range of shopping, hospitality and leisure facilities. The area is also well positioned for access to Donegal's stunning Atlantic coastline and the wider Fermanagh Lakelands region.

Description

An exceptional opportunity to acquire a unique holding extending to C. 52 acres, comprising a dwelling, productive grazing land and mature woodland in a highly desirable location fronting onto the shores of Lower Lough Erne. The detached two storey dwelling offers excellent refurbishment or replacement potential, whilst the outbuildings located to the north of the Lough Shore Road may also provide further development opportunities, both subject to the necessary planning approvals.

Holdings offering this combination of development potential, agricultural land and an outstanding location are rarely brought to the open market. Whether for agricultural, residential or leisure purposes, this is a rare opportunity to acquire a versatile holding in one of County Fermanagh's most sought after scenic locations.

Key Features

- Unique Holding with Development Opportunity
- Dwelling and Existing Outbuildings
- Highly Desirable Fermanagh Lakelands Location
- Productive Grazing Lands and Mature Woodland

Lots Sale Details:

Consideration may be given to splitting the sale into lots, subject to the offers and level of interest received. The proposed lots include, but are not limited to, the following:

Lot 1 – Blue indicative boundary

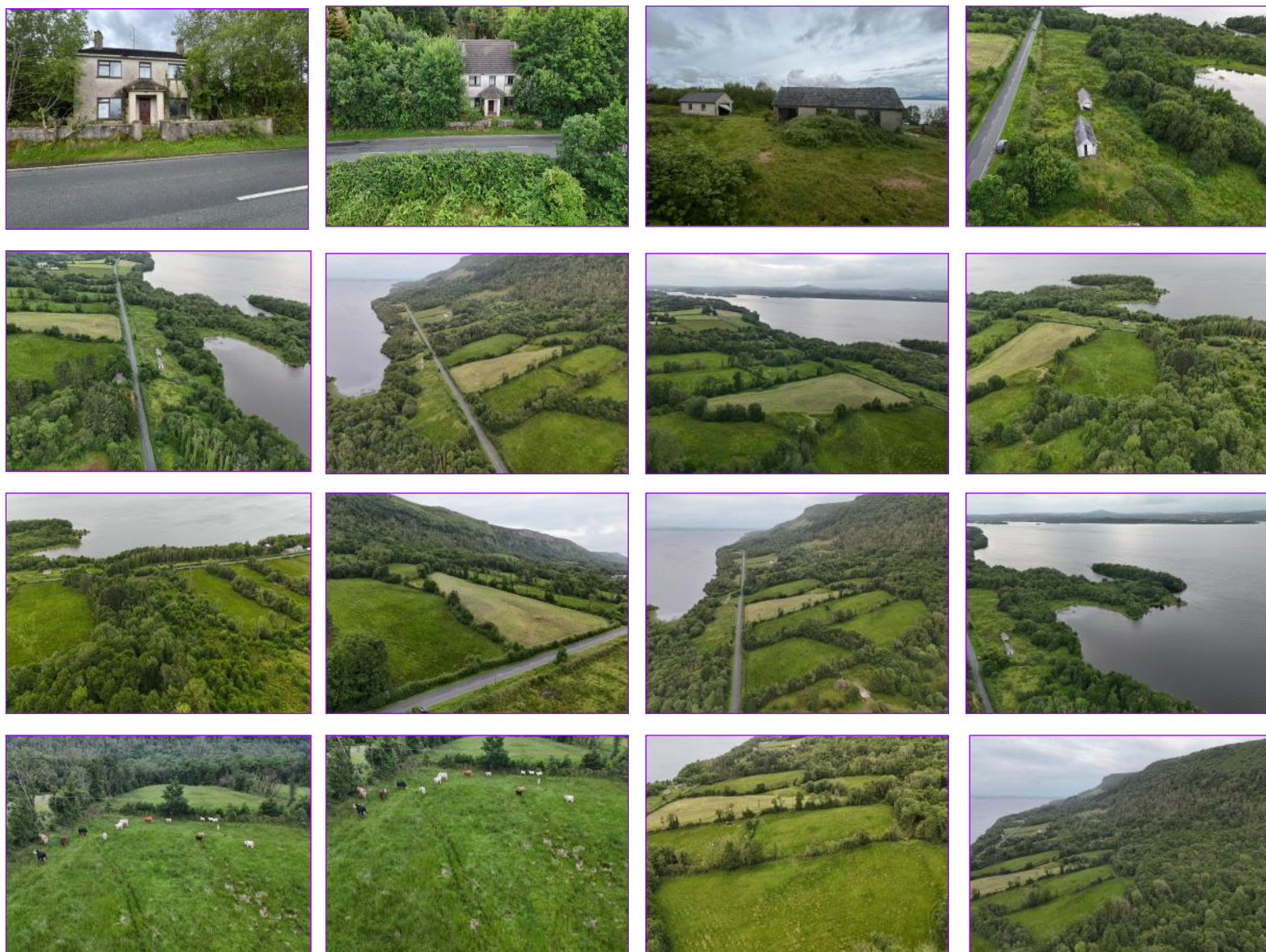
C. 5.4 acres, including dwelling house and paddock
Offers over £150,000

Lot 2 – Green indicative boundary

C. 41.75 acres of agricultural land
Offers over £150,000

Lot 3 – Red indicative boundary

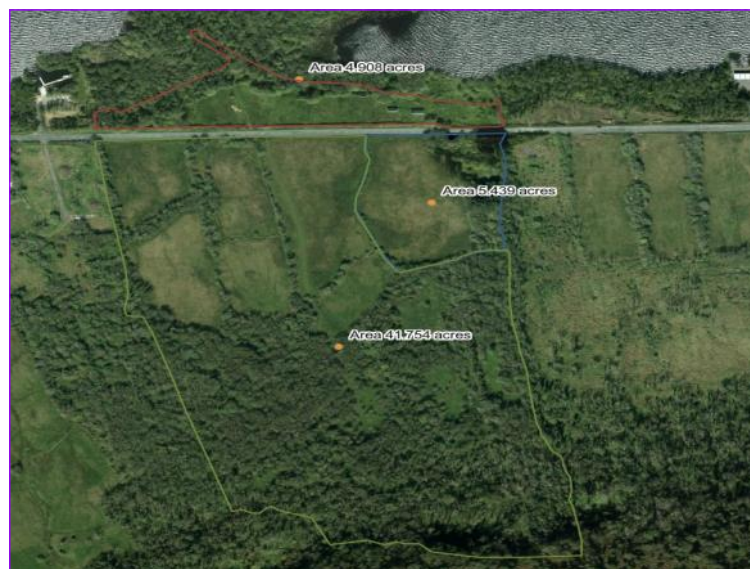
C. 4.9 acres, including two existing detached buildings
Offers over £75,000



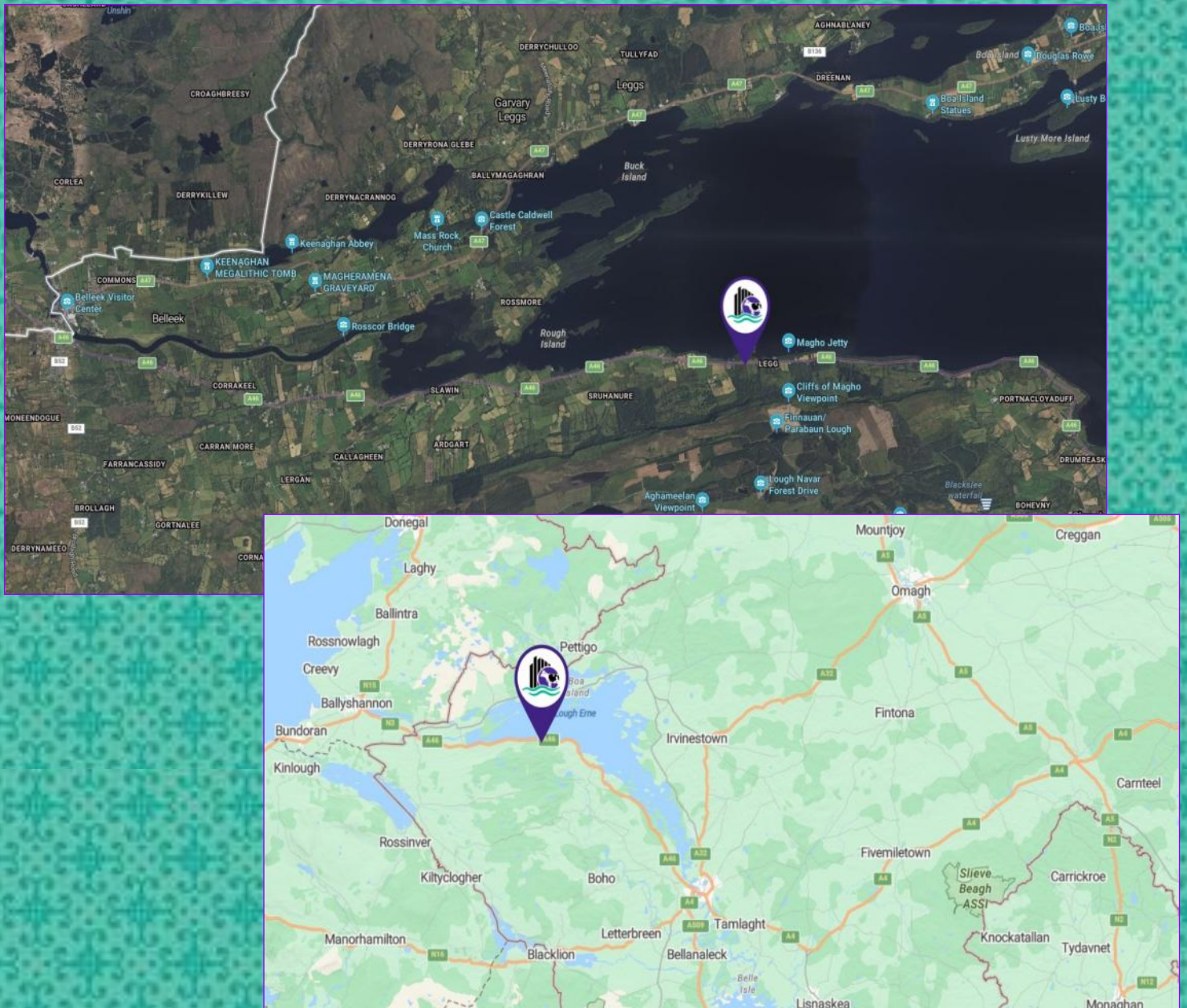
Orthographic View

(Maps For Indicative purposes only)

OSNI View



Location Maps



JONATHAN KEYS MRICS

M: 077 4632 2257

E: jonny@nobleauctioneers.co.uk

R.A NOBLE & CO LTD

T: 028 8554 8242

Are you thinking of selling your property?

*or would you like a **Free valuation** to advise what price you could expect if you decided to sell?*

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.