

For Sale

Excellent C. 25.3 Acre Agricultural Holding Offered For Sale in Three Separate Lots

Lands at Moboy Road
Pomeroy
Co. Tyrone
BT70 2SG

AGRICULTURAL



Location

These excellent agricultural lands are situated on Moboy Road, Pomeroy, within an attractive and well established farming district approximately 4 miles from Pomeroy and 7 miles from Cookstown. The holding enjoys good road access and a convenient rural position, providing easy accessibility to the surrounding agricultural areas and nearby towns.



Description

This excellent holding comprises approximately C. 25.3 acres of top quality agricultural land, offered for sale in three separate lots. The lands are laid out in well proportioned fields suitable for both grazing and cutting purposes, with all three lots benefiting from extensive road frontage onto Moboy Road.

Lot 1 further benefits from an established small agricultural yard and building, providing useful facilities for the management of the lands. The established agricultural use may also be of interest to purchasers exploring the potential for further agricultural development or a future dwelling, subject to all necessary statutory and planning approvals.

Lot 2 extending to approximately C. 12.8 acres, forms the largest of the three lots and comprises an excellent block of productive agricultural land with extensive road frontage and convenient access. This substantial parcel would be well suited as an addition to an existing farming enterprise or as a standalone agricultural investment.

Lot 3 is understood to contain considerable sand deposits which have previously been surveyed, potentially presenting an opportunity for extraction by a suitably experienced operator, subject to all necessary statutory, planning and regulatory approvals.

Overall, the combination of top quality agricultural land, extensive road frontage, excellent accessibility and an established agricultural yard presents an attractive opportunity for a wide range of agricultural purchasers.

Lot 1. C. 8.6 acres



Lot 2. C. 12.80 acres



Lot 3. C. 3.89 acres



Sale Details

Price On
Application

Accommodation

The lands extend to
C. 25.3 Acres
(C. 10.24 Hectares).

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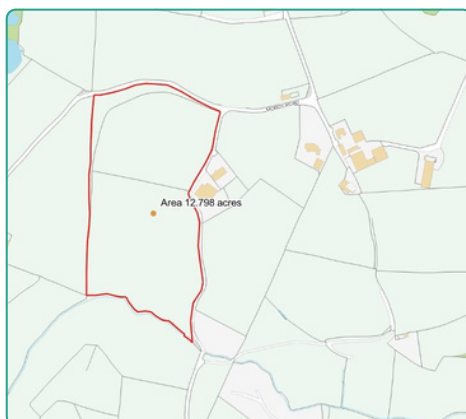


OSNI Maps

Lot 1. C. 8.6 acres



Lot 2. C. 12.80 acres



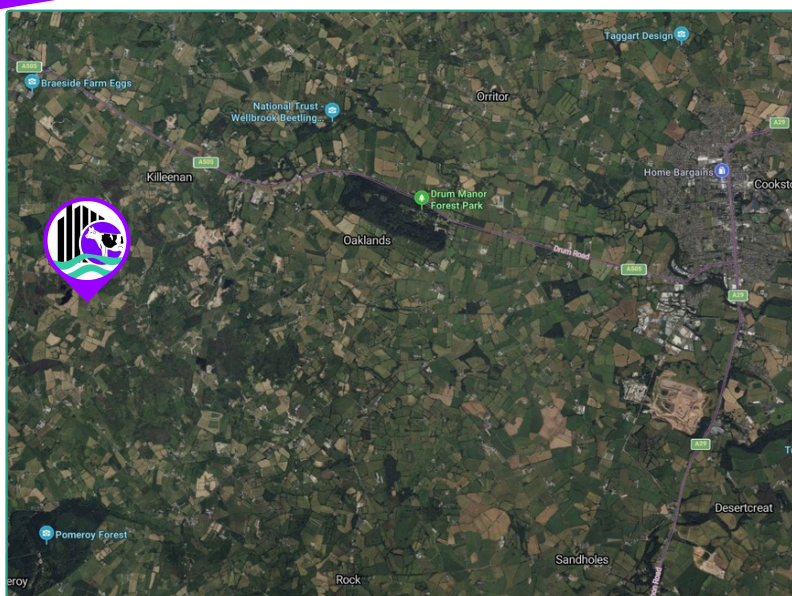
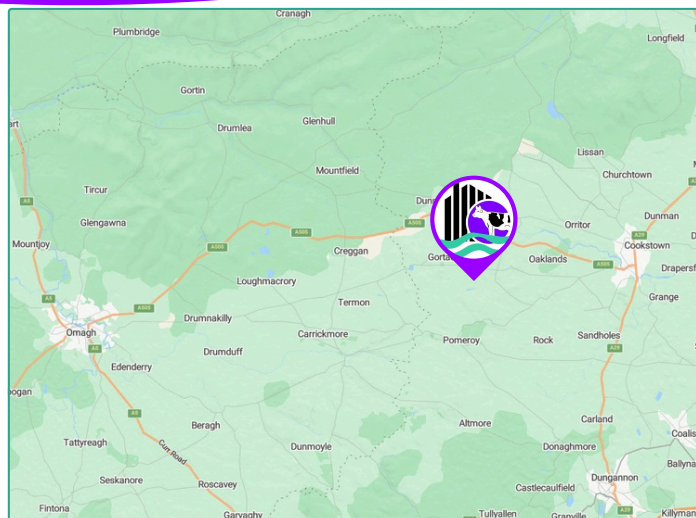
Lot 3. C. 3.89 acres



Location Maps



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