



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
**AUCTIONEERS & ESTATE AGENTS**

Your  
Local  
Property  
Experts.

# For Sale

## C. 25 Acres Agricultural Land

Lands at Moboy Road  
Pomeroy  
Co Tyrone  
BT70 2SG

**AGRICULTURAL LANDS**





## For Sale

### C. 25 Acres Agricultural Lands

Lands at Moboy Road,  
Pomeroy,  
Co Tyrone  
BT70 2SG.

#### AGRICULTURAL LANDS



#### Location

This property is located in an attractive agricultural area just 4 miles from Pomeroy and 7 miles from Cookstown.

---

#### Description

The sale of this useful portion of land presents an opportunity to develop a new small holding or as an addition to an established farm.

The presence of the small yard creates great opportunities for someone to develop a farm business and progress to building a family home on the lands subject to obtaining the necessary planning permission.

All enquiries and offers should be made to our office as soon as possible as a high level of interest is anticipated.

---

#### **Accommodation**

The lands extend to C.25.4 acres (10.2 Hectares).

---

#### **Sales Details**

The lands can be sold in one or two lots depending on customer requirements.

We are expecting offers in excess of £350,000.

---



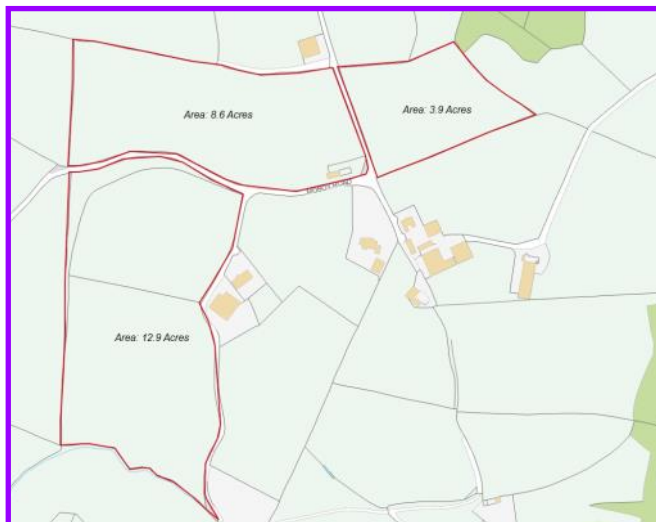
**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)



Indicative Spatial Boundary Maps (For Indicative purposes only)

OSNI View

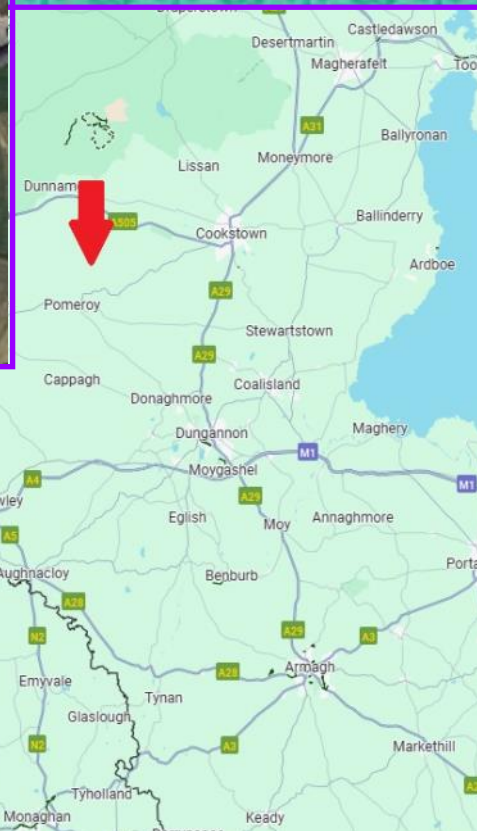
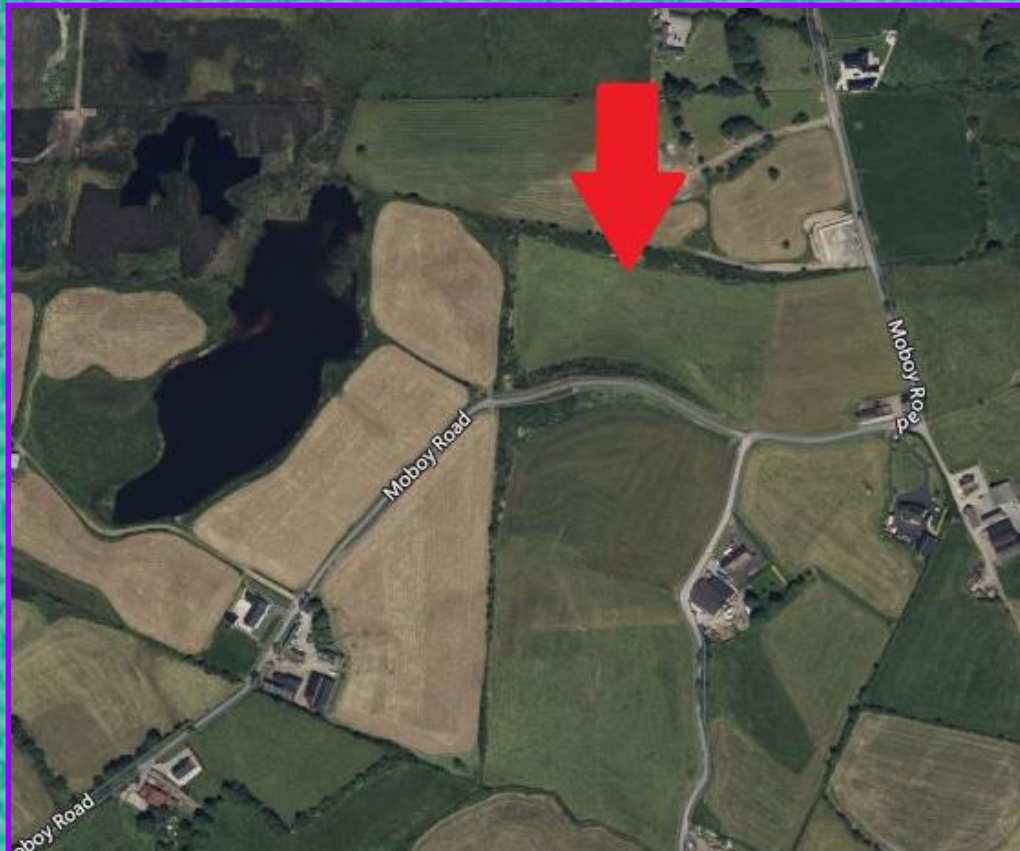


Ortho View





# Location Maps



**FOR INDICATIVE  
PURPOSES ONLY**

**RA NOBLE &  
CO LTD**

**T: 028 8554 8242**

**F: 028 8554 9900**

**JONATHAN KEYS**

**M: 077 4632 2257**

**jonny@nobleauctioneers.co.uk**

**STEPHEN KEYS**

**M: 077 6242 7557**

**stephen@nobleauctioneers.co.uk**



## 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

## **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.