



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent C. 23.4 Acre Farm Holding

(May be available as one or in Lots)

Farm at Crievehill Road

Fivemiletown

Co Tyrone

BT75 0ST

AGRICULTURAL



**LOT 1- C.18.9
Acres**

LOT 2 - C.4.5 Acres

**LOT 3- Dwelling House available
seperately**

BOUNDARIES FOR INDICATIVE PURPOSES ONLY



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Location

This quality holding is ideally located on the Crievehill Road on the outskirts of Fivemiletown. The immediate vicinity is a peaceful rural setting yet the property is just a few minutes drive from the Main A4 road connecting Enniskillen to Belfast and the village of Fivemiletown itself.

For Sale

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Description

This superbly located property is offered in two lots as follows:

Lot 1— (Red Boundary)

This lot offers the fortunate purchaser C. 18.4 acres quality farmland which benefits from significant frontage to and laneway access off the Crievehill Road. The lot also includes a derelict dwelling which should qualify for a replacement dwelling site subject to statutory approval.

Furthermore this plot boasts an established C. 0.5 acre farmyard which includes a 3 bay wagon roof slatted shed as well as a 3 bay lean to slatted cubicle house with comfortable accommodation for C.50 cattle. The lands would be suitable for both grazing/cutting purposes and are bound by mature hedgerows providing excellent shelter for livestock.

Lot 2—(Yellow Boundary)

This lot comprises C. 4.5 acres top quality lands which again benefit from frontage onto Crievehill Road. This plot is held in one field which is bound by mature hedgerows providing ample shelter for livestock.

Please Note: The dwelling house at No.19 Crievehill Rd which sits centrally between lots 1 & 2 is also on the market for sale. All interested parties please view the advert on our website for further information.

(Viewing Strictly by Appointment Only)

Sale Details

Lot 1—Offers over £325,000.

Lot 2—Offers over £70,000.



Indicative Spatial Boundary Maps (For Indicative purposes only)

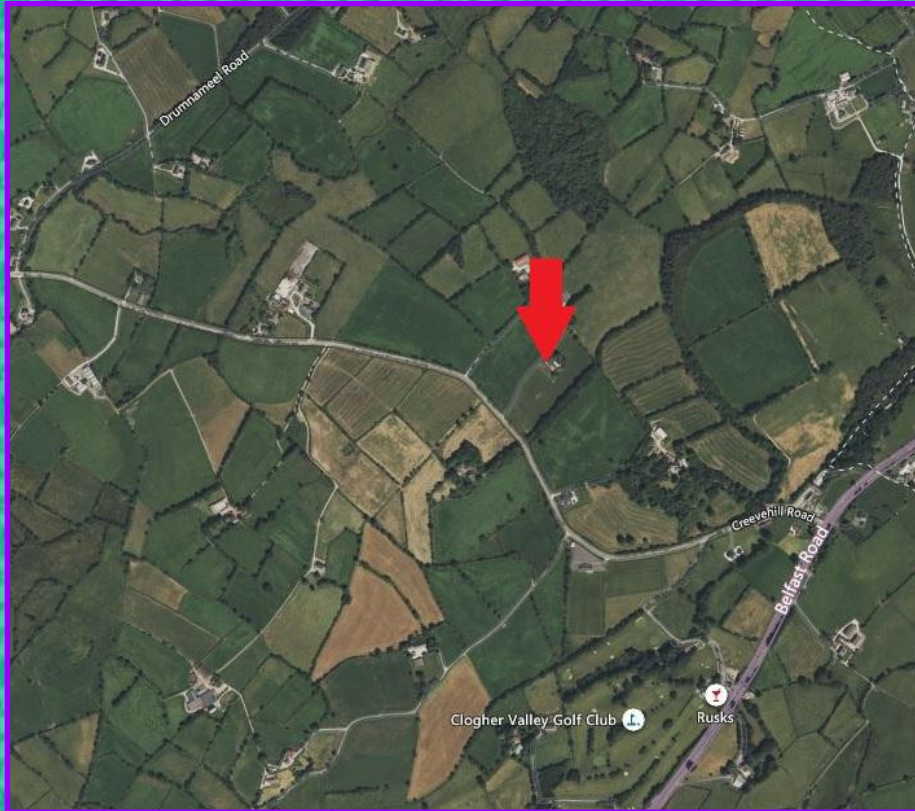
Orthographic View



OSNI View



Location Maps

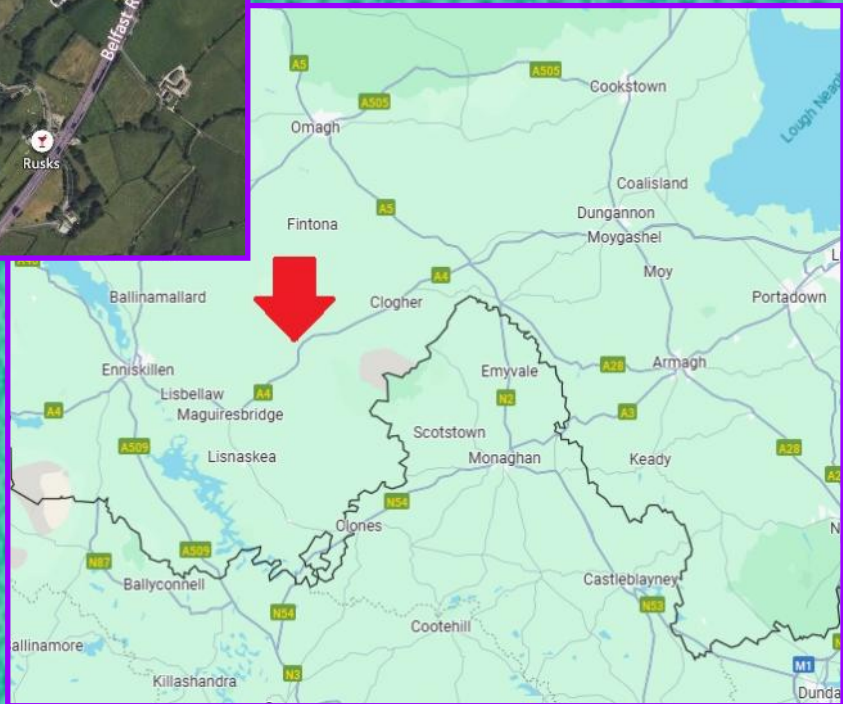


FOR INDICATIVE PURPOSES ONLY

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RICS

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property
professionalism
worldwide

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*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.

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