



Your  
Local  
Property  
Experts.

# For Sale

Exceptional C. 64.7 Acre Compact Agricultural Holding

(Maybe available in lots)

Rellan Road

Rosslea

Co. Fermanagh

BT92 7QS

AGRICULTURAL





## For Sale

**Exceptional C.64.7 Acre Compact Agricultural Holding  
(Maybe available in 1 or more lots)**

Rellan Road  
Rosslea  
Co. Fermanagh  
BT92 7QS

**AGRICULTURAL**



### Location

The lands are located on Rellan Road, Rosslea, Co. Fermanagh. This area is well regarded for its strong agricultural tradition and scenic rural setting. Superbly located directly on the boundary with the Republic of Ireland. The surrounding area is characterised by productive farmland, quiet country roads, and unspoilt countryside, while still being within reasonable travelling distance of local towns and services.

### Description

The sale of this C.64.7 Acre holding is a rare opportunity to acquire a highly fertile and well-presented block of agricultural land in a highly sought after border farming area.

The lands are of outstanding quality, comprising of free-draining soils formed on limestone rock, widely recognised for their productivity and versatility. The holding is laid out in a compact and easily managed block, with extensive frontage to both the Rellan Road and Deerpark Road. The lands have excellent boundary fencing and mature established hedgerows throughout, providing natural shelter and clear definition.

A particularly notable feature is the property's frontage and private access to Killyvilly Lough, offering potential for fishing and water-based recreational activities. This unique attribute significantly enhances the appeal of the holding, combining strong agricultural credentials with amenity value.

### Accommodations

The Lands extend C.64.7 Acres (26.2 Hectares)

May be available in Lots subject to offers & interest received

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

**(Viewing Strictly by Appointment Only)**

### Sale Details:

Price on Application.



# R.A.Noble & Co.

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

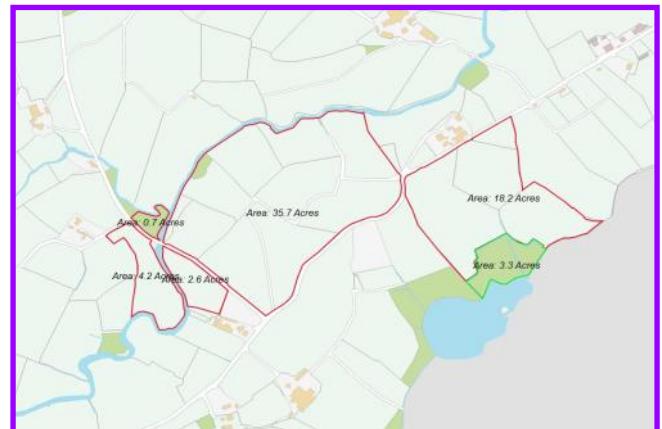


Indicative Spatial Boundary Maps (For Indicative purposes only)

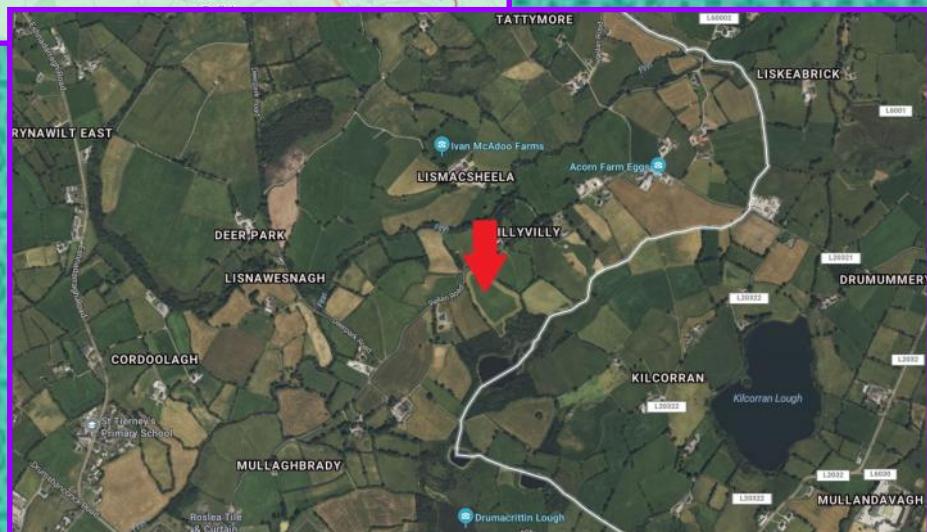
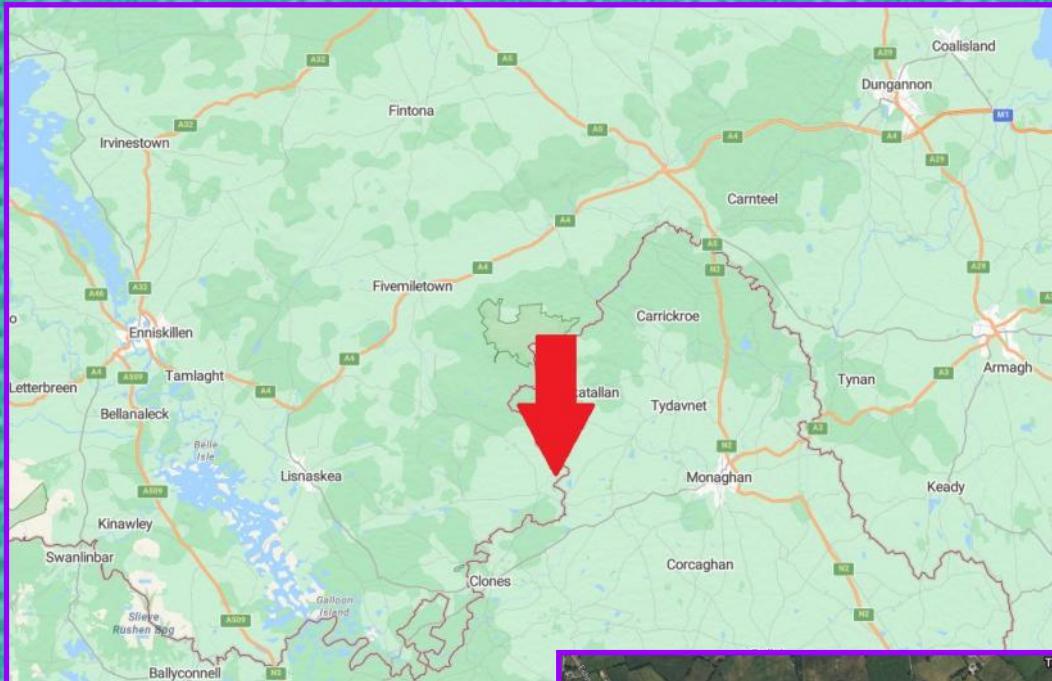
Orthographic View



OSNI View



# Location Maps



FOR INDICATIVE PURPOSES ONLY

**RA Noble & Co Ltd**

**T: 028 8554 8242**

**F: 028 8554 9900**

**E: info@nobleauctioneers.co.uk**

**JONATHAN KEYS MRICS**

**M: 077 4632 2257**

**jony@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 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.