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Local
Property
Experts.

For Sale

Super C. 9.3 Acre Small Holding with Bungalow

6 Derrycloony Road,
Augher,
Co Tyrone,
BT77 0ED

AGRICULTURAL LANDS



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Augher
Co Tyrone
BT77 0ED**

AGRICULTURAL LANDS

EPC TBC



Location

The property is conveniently located in a highly sought after residential and agricultural area approximately 1 miles east of Augher village, Co Tyrone.

Description

This excellent small holding which comprises a rich vein of highly fertile agricultural land in addition to a traditional 3 bedroom bungalow and farmyard presents a rare opportunity to purchase within a much sought after agricultural district.

This peaceful small holding which is accessed via laneway from the Derrycloony Road boasts excellent quality agricultural lands and would be a great addition to any existing farm or indeed a perfect setting to establish a small holding.

The 3 bedroom bungalow which is situated within the farmyard is of part brick/part stone construction. The roof has been constructed using part aluminium sheeting/part slate roof covering.

The bungalow has been extended to provide a bathroom and a kitchen area. An oil fired Stanley cooker is situated within the living room of the property which provides central heating and the dwelling also benefits from double glazed timber framed windows.

The farmyard comprises a range of traditional outbuildings to include a wagon roofed barn with lean-to storage shed, a further dry store and 2 No. stone byres.

This property is sure to attract a high level of interest and therefore we would recommend all interested parties to contact our office early to avoid disappointment.

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Kitchen/Dining Room : 4.22m x 3.27m	Bathroom : 3.07m x 1.71m
Bedroom 1 : 3.8m x 4.2m	Bedroom 2 : 3.9m x 4.33m
Bedroom 3 : 3.35m x 3.77m	Living Room : 3.88m x 3.46m

Accommodation

The agricultural lands extend to C. 9 Acres (3.6 Hectares).

Sale Details

Price on Application.



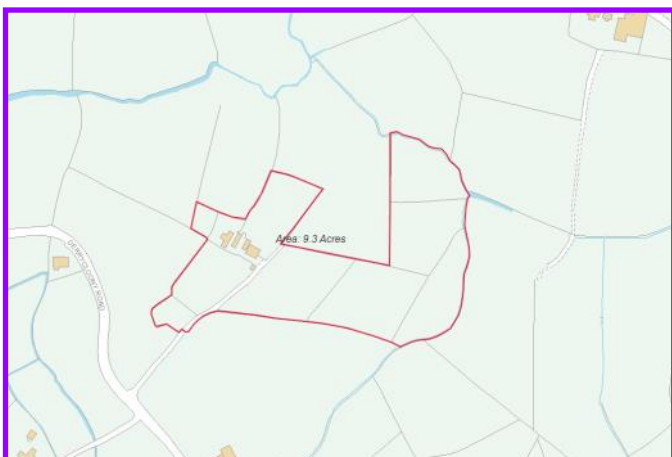
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Indicative Spatial Boundary Maps (For Indicative purposes only)

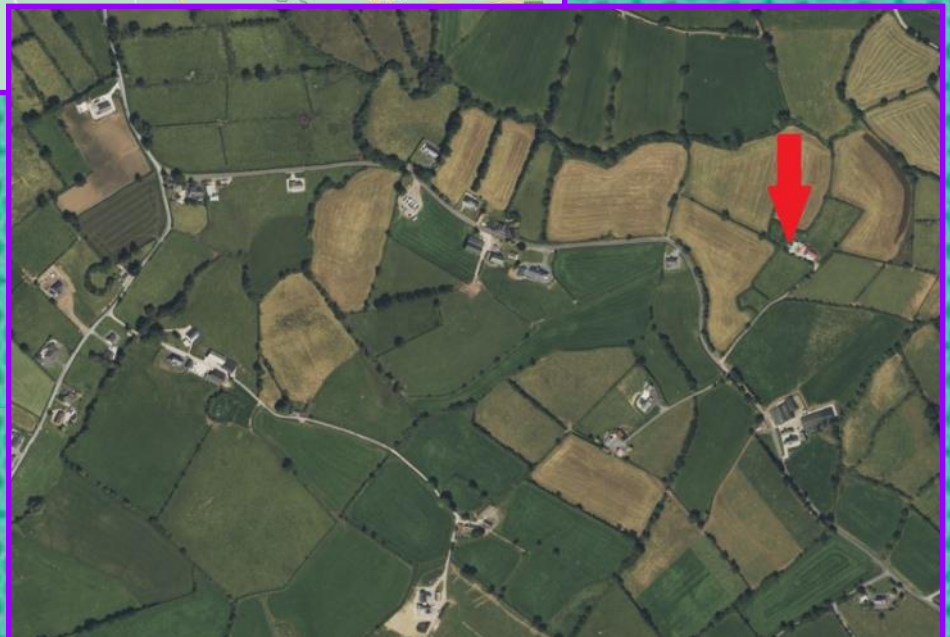
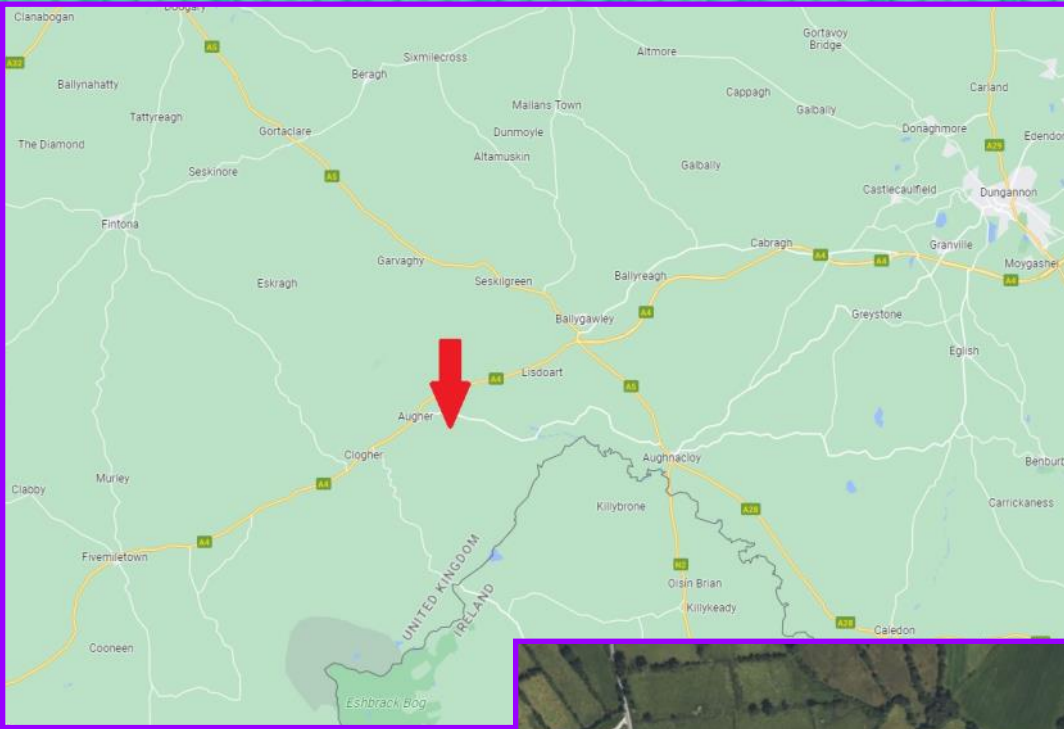
OSNI View



Ortho View



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

RA NOBLE & CO LTD

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk



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professionalism
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MISREPRESENTATION ACT 1967

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