



# LANDS EXTENDING TO 34.78 ACRES (14.07 HA)

KELL ROAD AND BALLAGH ROAD, CLOGHER, BT76 0JY







Boundary for indicative purposes only.



# LANDS AT KELL ROAD & BALLAGH ROAD

CLOGHER, COUNTY TYRONE, BT76 0JY

Clogher 1km, Ballygawley 13km, Omagh 27km, Dungannon 33km, Enniskillen 36km  
(All Distances Approximate)

QUALITY AGRICULTURAL LANDS EXTENDING TO ABOUT 34.78 ACRES  
(14.07 HA) IN TOTAL

Excellent road frontage onto Ballagh Road.

Access to both fields from Kell Road.

Laid out over two fields of good size and shape.

Currently laid in grass with stock proof fencing & hedgerow throughout.

**For sale by way of Private Treaty**



**Savills Belfast**  
2<sup>nd</sup> Floor Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX  
**+(0)28 9026 7820**  
[belfast@savills.ie](mailto:belfast@savills.ie)









## LOCATION

The subject lands are located just 3.6 miles outside the village of Clogher, in the border area of south County Tyrone. This location has ease of access to the south with only 5.8 miles between Clogher and the border crossing into County Monaghan. Clogher lies along the River Blackwater which flows between Counties Tyrone and Monaghan.

The property is well located being situated 18.3 miles from Enniskillen, 20.5 miles from Monaghan, 23.1 miles from Dungannon and 32.7 miles from Cookstown. The subject property benefits from proximity to Omagh, the county town of Tyrone, being only 19.4 miles away which provides a full range of services, amenities, education, and cultural activities. The cities of Derry/Londonderry and Belfast are 52.9 miles and 62.2 miles distant, respectively.

The property occupies a peaceful rural area perfect for agricultural use. The subject property is a convenient 5-minute drive from the centre of Clogher, which provides for everyday necessities.

The landscape in the county is diverse, ranging from fertile, level land to hill ground in the Sperrin Mountains.

## DESCRIPTION

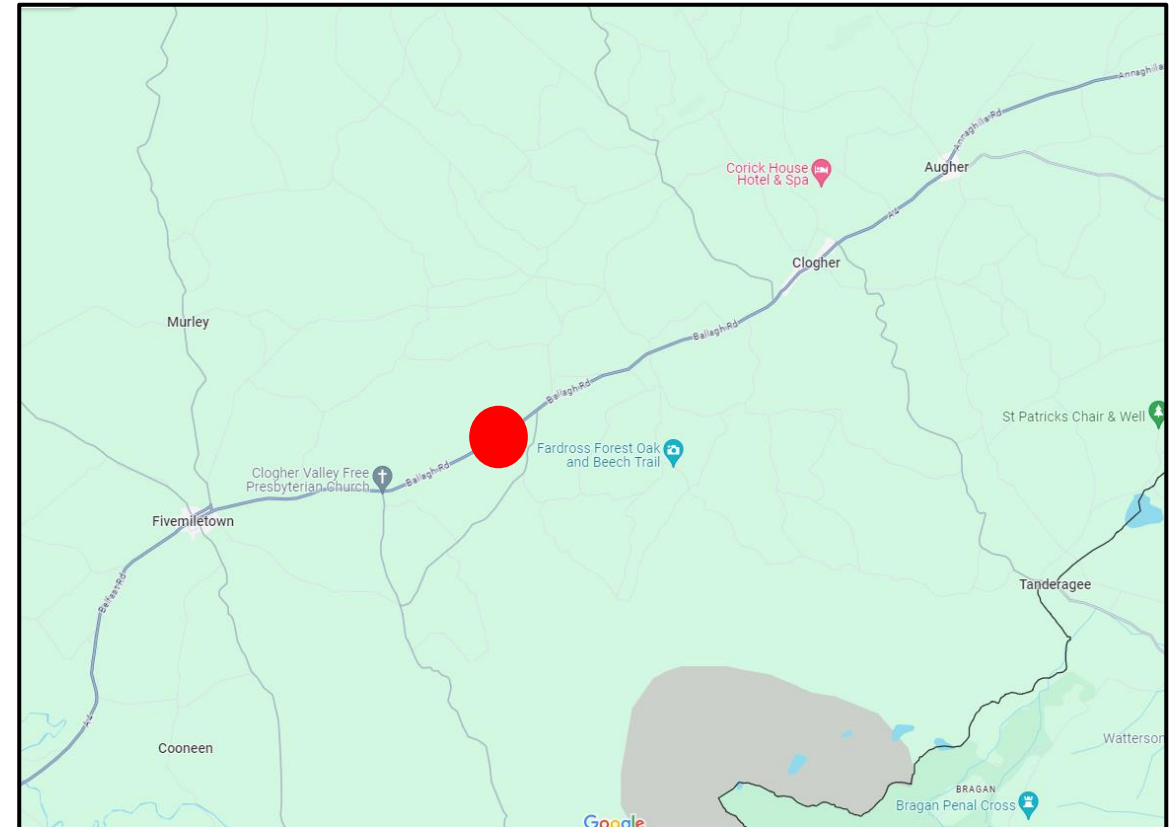
The subject lands extends to a total of about 34.78 acres (14.07 Ha), which is spread over two fields of a good size and shape for modern agriculture. The land is currently laid in grass with stock proof fencing & hedgerow throughout.

The land to the northwest of Kell Road benefits from road frontage onto Ballagh Road. Access to both blocks of land can be found on either side of Kell Road. There is a right of way through the top of the field situated southeast of Kell Road.

The topography is gently undulating land, ranging from 105.3m (345.5 feet) above sea level to the northwest of Kells Road to 86.0m (282.2 feet) southeast of Kells Road.

## LONGITUDE/LATITUDE

54.389910, -7.236592



## GENERAL REMARKS

### Viewings

Strictly by appointment with the selling agents, Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### DIRECTIONS

The postcode for the land is BT76 0JY.

### SALE DETAILS

Asking Price: £385,000 (Eight Hundred & Eighty-Five Thousand Pounds Sterling).

### BASIC PAYMENT SCHEME (BPS)

The Entitlements to the Basic Payment Scheme are not included in the sale.

### SERVICES

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### ENTRY & POSSESSION

Entry and possession will be by agreement.

### OFFERS

Offers are to be submitted to the selling agents, Neal Morrison ([neal.Morrison@savills.ie](mailto:neal.Morrison@savills.ie)), Megan Houston ([megan.houston@savills.ie](mailto:megan.houston@savills.ie)), or Alex Pelan ([alex.pelan@savills.ie](mailto:alex.pelan@savills.ie)).

### FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### SOLICITORS

TLT, River House, 48-60 High Street, Belfast, BT1 2BE.

### LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further Lots, or to withdraw the property, or to exclude any property shown in these particulars.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

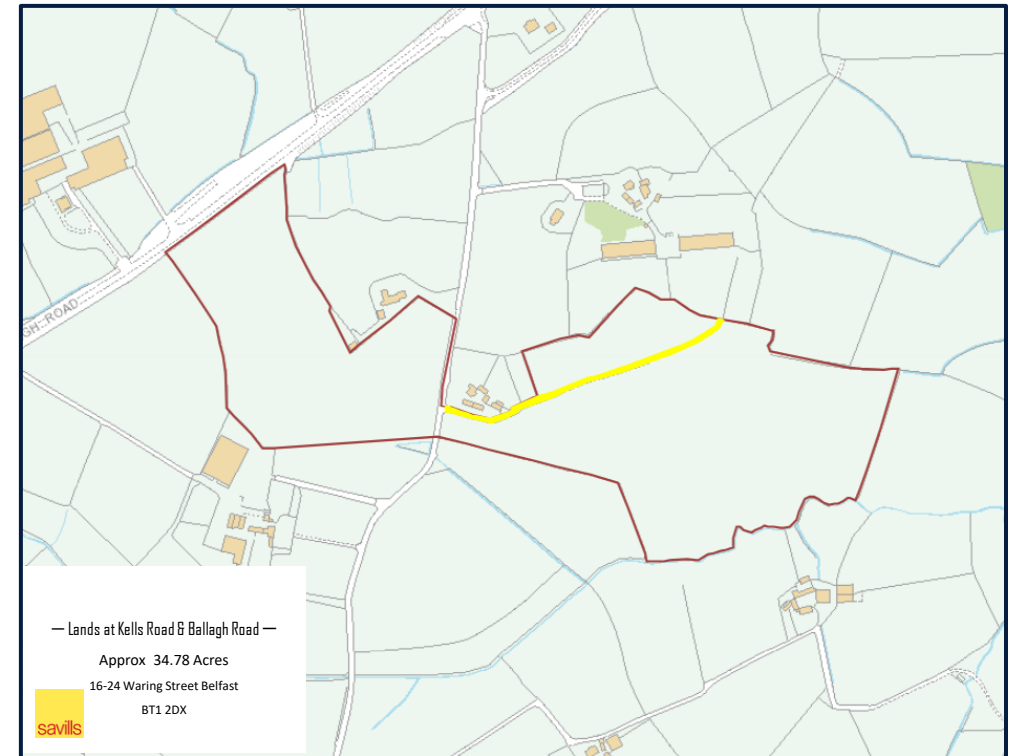
### GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. <https://www.legislation.gov.uk/ukxi/2017/692/contents> Brochure prepared January 2024.



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**FOR FURTHER  
INFORMATION OR TO  
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PLEASE CONTACT:**

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