



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent C.30.8 Acres Holding with:

- ⇒ Replacement Dwelling Site Thereon (STP)
- ⇒ Commercial Shed & Yard

⇒ Available in Lots

Moorlough Road

Lisnaskea, Co. Fermanagh

BT92 5FL

AGRICULTURAL LANDS





R.A. Noble & Co.

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Location

This ideal holding is located in a highly sought after Residential & Agricultural area prominently situated and fronting onto the Main Moorlough Rd connecting Lisnaskea and Newtownbutler. The property benefits from excellent accessibility and is conveniently situated centrally between Lisnaskea & Newtownbutler just a few minutes drive from both villages.

Description

LOT 1

This property Comprises C. 27 Acres top quality lands in respect of the area they are situated. The free draining Lands are held in one compact block which benefits from frontage to the County Road and amazing views over the surrounding countryside to include the beautiful Kilmacbrack Lough. The Lands comprise a telephone mast which currently generates an income of £500 per annum. The property also boasts useful concrete based outdoor Livestock handling facilities.

Residential Replacement Dwelling Site

Also located on this excellent holding is a derelict dwelling which we understand is suitable for a replacement dwelling site subject to obtaining statutory approvals. This offers massive potential to the fortunate purchaser as it is rare that an opportunity arises to complete a self build residence with such spectacular views over the local countryside in such a desirable location.

LOT 2

This desirable property comprises a C.1.7 Acre site which features a modern steel portal framed commercial C. 2600 sq. Ft shed with Roller shutter access. The prominent yard fronts onto the Moorlough Road and would be ideal for a wide range of business uses. The shed also features a 13ft x35ft slatted underground slurry/water storage tank and industrial pedestrian access door.

LOT 3

This useful plot features C.2.2 Acres Agricultural Lands which make an ideal small holding for a hobby farmer or for equestrian use given the visibility from and frontage onto the main Moorlough road. This Lot can be sold separately from Lot 1 subject to interest & offers received.

Accommodation

Lot 1– C. 26.9 Acres (10.89 Hectares)

Lot 2– C. 1.7 Acres (0.68 Hectare)

Lot 3– C. 2.2 Acres (0.89 Hectare)

Sale Details

Price on Application.

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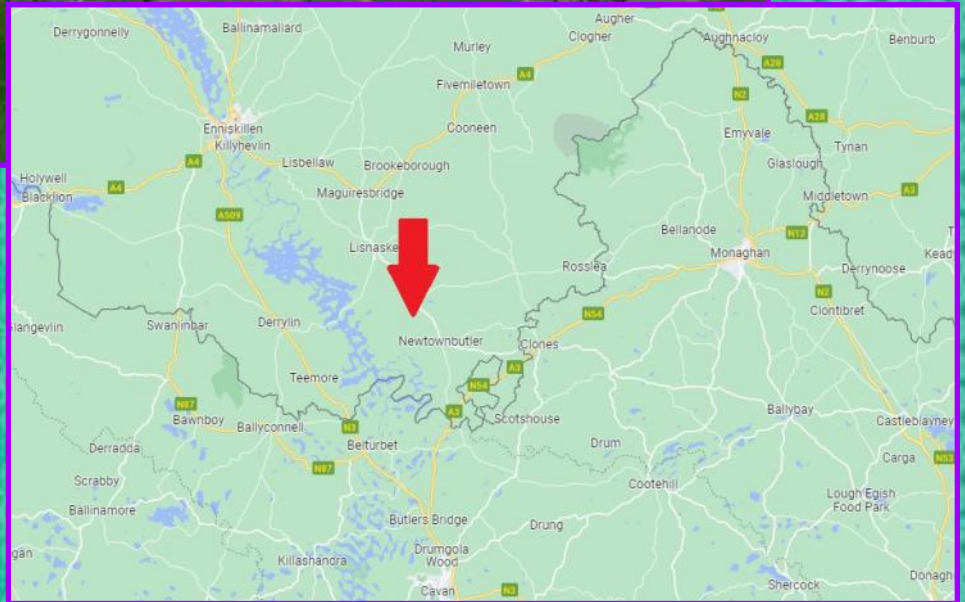
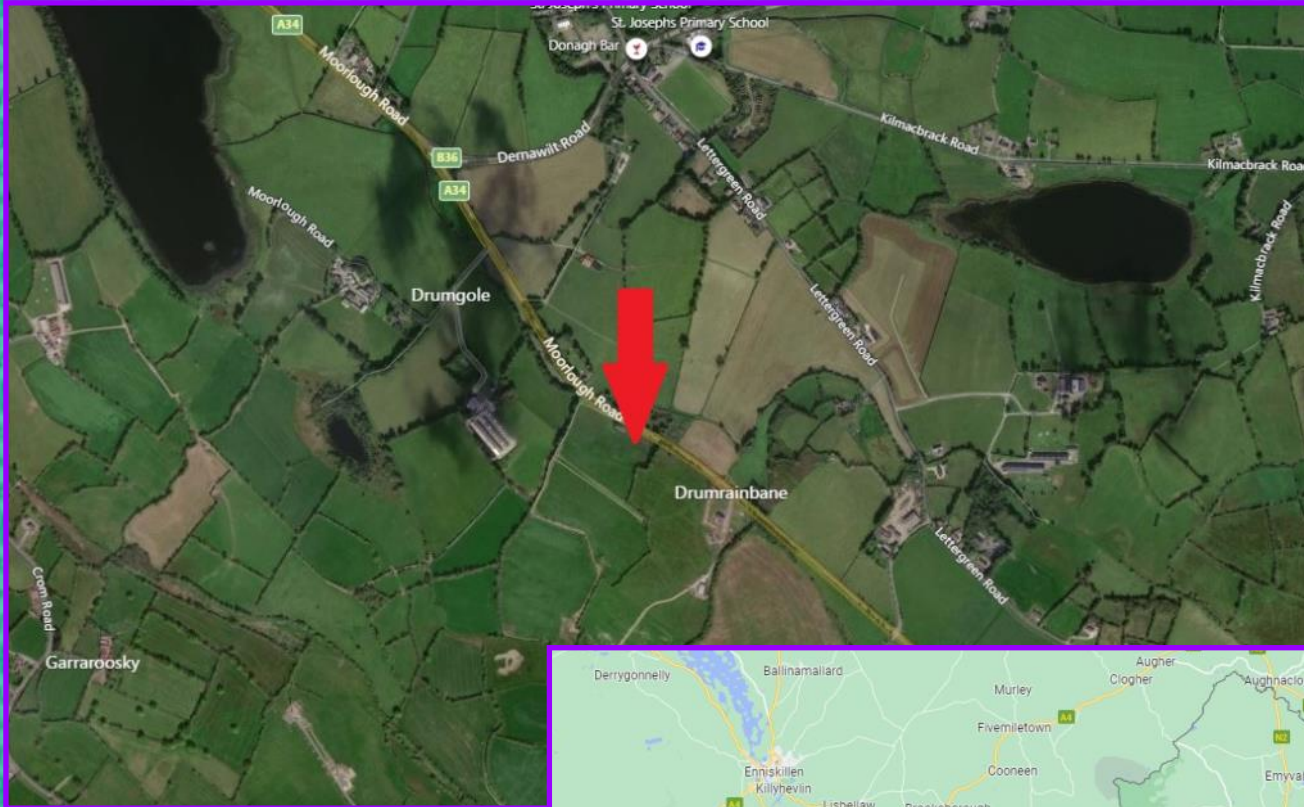


Indicative Spatial Boundary Map
(For Indicative purposes only)

Aerial View



Location Maps



FOR INDICATIVE PURPOSES ONLY

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