

Your Local Property Experts.

# For Sale

Excellent C. 21.3 Acre Farm with Residential Building Site

Aghnagar Road, Galbally, Dungannon, Co Tyrone, BT70 2PN

**AGRICULTURAL LANDS** 





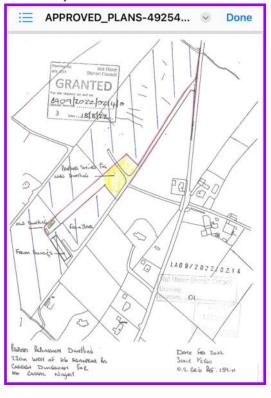
# For Sale

**Excellent C. 21.3 Acre** Farm with Residential **Dwelling Site** 

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# AGRICULTURAL LANDS

#### Site Layout Plan



This exceptional holding is located in a highly sought after agricultural & residential district on the Aghnagar Road. The lands are approximately 7 miles from the Ballygawley Roundabout.

# Description

The sale of this bespoke unit presents a rare opportunity to acquire a well built modern facility which lends itself to efficient farming. The unit is currently set up for dairying but due to its unique design it could be easily adapted for other agricultural enterprises.

### Accomodation

The lands extend to C. 21.3 Acres (8.62 Hectares).

- Main unit 200 ft x 70 ft.
- Additional shed 120ft x 45ft
- Silos x 2 120ft x 40ft
- Tank Capacity 175,000 gallons

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

# **Building Site**

In addition to the farm this property boasts a brilliant elevated building site with outline planning permission for a replacement dwelling. The details of this site can be accessed on the planning portal under the following reference LA09/2022/0214/0.

### Sale Details

Price on Application.



















**Indicative Spatial Boundary Maps (For Indicative purposes only)** 

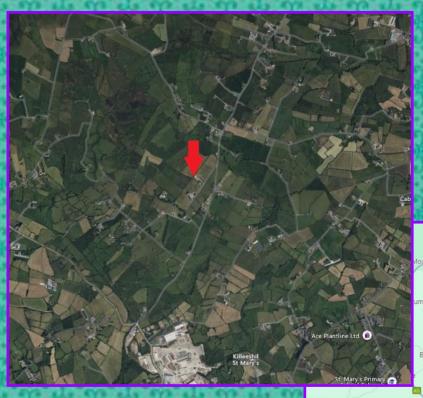
**OSNI View** 



**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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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

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