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AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Unique Mixed Use Premises With C. 26 Acres Top Quality
Agricultural Land

On Instructions of Mr & Mrs Paul Cranston & Family

120 Bush Road,
Dungannon,
Co Tyrone,
BT71 6QG

MIXED USE PROPERTY
WITH AGRI LANDS



For Sale

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EPC -tbc



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Location

This excellent property is located in a highly sought after commercial, residential & agricultural area on the Bush Road, Dungannon. The premises which is currently utilised by P. Cranston and Sons Fuels is fully accessible by HGV's and is situated just C. 3 miles from the Tamnamore roundabout on the M1 motorway and just C. 3.5 miles from the Stangmore roundabout on the M1 motorway. Dungannon town is also just C.2 miles South West of the property and thus it boasts unrivalled convenience with ease of access to all the towns shops, schools and amenities.

Description

This outstanding property truly offers a rare opportunity to acquire a premises with endless potential to include the following:

- A luxury 5 bedroom detached dwelling.
- C. 3.8 acre commercial yard.
- C. 26 acres top quality agricultural lands.

Dwelling

This impressive C.3000 sq. ft. family home is approached via private tarmac driveway from the Bush Road and benefits from an abundance of lawns/gardens for the fortunate purchasers to enjoy.

To the rear of the dwelling is a stunning private concrete courtyard area which also has a private gated entrance.

Internally, this generous property has been tastefully finished and includes:

- A beautiful solid country kitchen c/w American fridge freezer, integrated appliances and granite worktops.
- Snug room & reception room with solid fuel burning stoves in each.
- Double oven AGA cooker (Hot water and cooking)
- Oil burner for central heating and DG PVC windows.
- Master bedroom with ensuite and walk in wardrobe.
- Many more features that can only be truly appreciated by viewing the property!

Commercial Yard

This unique property offers a rare opportunity to acquire a large commercial yard within a highly accessible location to the M1 motorway. The yard offers a mix of uses with P. Cranston & Son Fuels currently utilising the premises in addition to some livestock accommodation & HGV service facilities on site. The yard covers an impressive area of C. 3.8 acres with the surrounding lands enabling the fortunate purchaser the opportunity to expand the business further if desired. The yard is bound by secure steel perimeter fencing and benefits from a CCTV system and 3 phase electricity.

Agricultural Lands

The property boast C. 26 acres of highly fertile free draining agricultural lands which benefit from significant frontage to both the Bush road and Mullaghmarget road. The lands, which are of gently sloping topography would be highly suitable for both arable/grazing purposes.

Lots

The vendors may consider selling the property in separate lots subject to offers and interest received from genuine prospective purchasers..

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2023/24: £1,877.20.

Sale Details

Price on Application.



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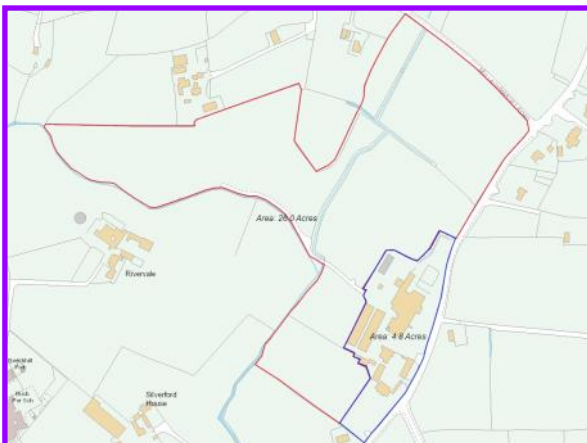


Dwelling Floor Plans



Indicative Spatial Boundary Maps (For Indicative Purposes Only)

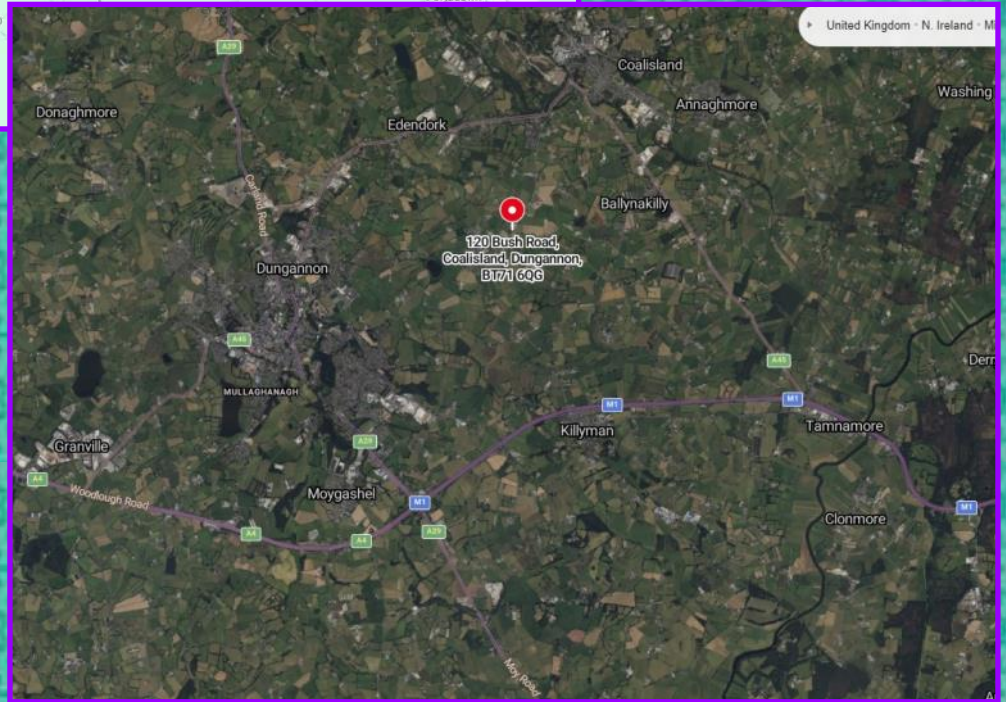
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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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 on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

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