



FOR SALE

GLENROAN | GLENELLY ROAD | PLUMBRIDGE | OMAGH

Circa 468 acres / 189.4-hectare Hill Farm

Substantial hill farm



Farm Summary

- ✓ Well-presented hill farm
- ✓ Circa 468 acres / 189.4-hectare
- ✓ Held in one block.
- ✓ Central service laneway
- ✓ Handling facilities

Distances:

- Plumbridge: 5 miles
- Draperstown: 18 miles
- Omagh: 19.5 miles
- L'Derry: 25 miles

(All distances and measurements are approximate)

The Property

The farm is located approximately 5 miles east of Plumridge Village, off the main Glenelly Road. The subject is held in a continuous undivided block with perimeter ring fencing.

The sale represents an opportunity to acquire a well-established and productive hill farm.

The farm is offered for sale as one lot with vacant possession.



The Farm

Glenroan occupies an elevated position with far reaching views across the picturesque Glenelly Valley.

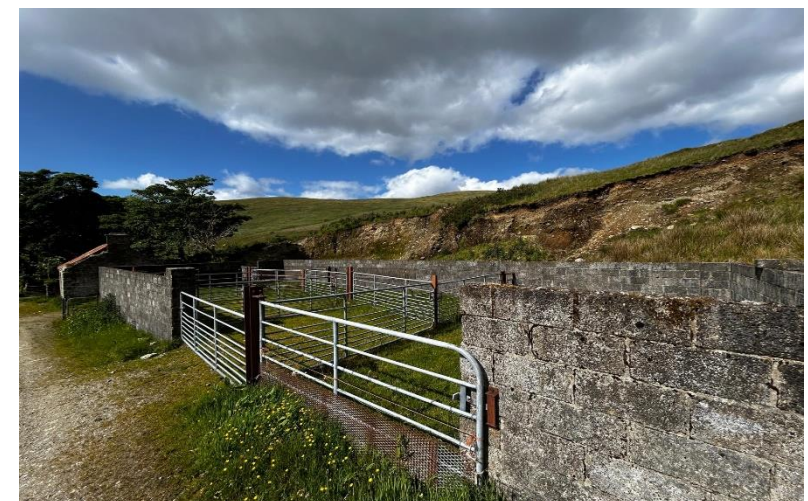
The Glenelly Valley is the longest valley in the Sperrin Mountains and lies within the Sperrin Area of Outstanding Natural Beauty (AONB).

The farm is of a relative rising topography with low land sections some 250m above sea level, rising to 400m at the high hill lands. The farm is presently the base for cattle and sheep grazing, which are contained by the farm's permitter stock fencing.

The land is primarily green hill lands, comprising of a mix of grass, moorlands, and hill grazing.

A centrally located farmyard contains a derelict dwelling, livestock handling facilities and hard standing area.

The farm is accessed off the Glenelly Road, benefitting from a good stone laneway leading into the heart of the farm.



Services

The property is served by a natural water supply.

Basic Payment Scheme

Entitlements are not included in the sale. Any claim for the current year shall be retained by the vendor/tenant. The purchaser shall indemnify the vendor/tenant against any non-compliance from the date of completion.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure & Possession

The Farm is sold Freehold with vacant possession available on completion.



Viewings

Viewings are strictly by appointment through the selling agents. Given the hazards of a working farm, viewers should take extra precaution regarding their own personal safety when viewing the property.

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's representee, and the purchaser(s) shall be deemed to have satisfied themselves 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.

Asking Price

Price on application.

VAT

All prices are exclusive of but may be liable to Value Added Tax.

Financial Guarantee

All offers 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.

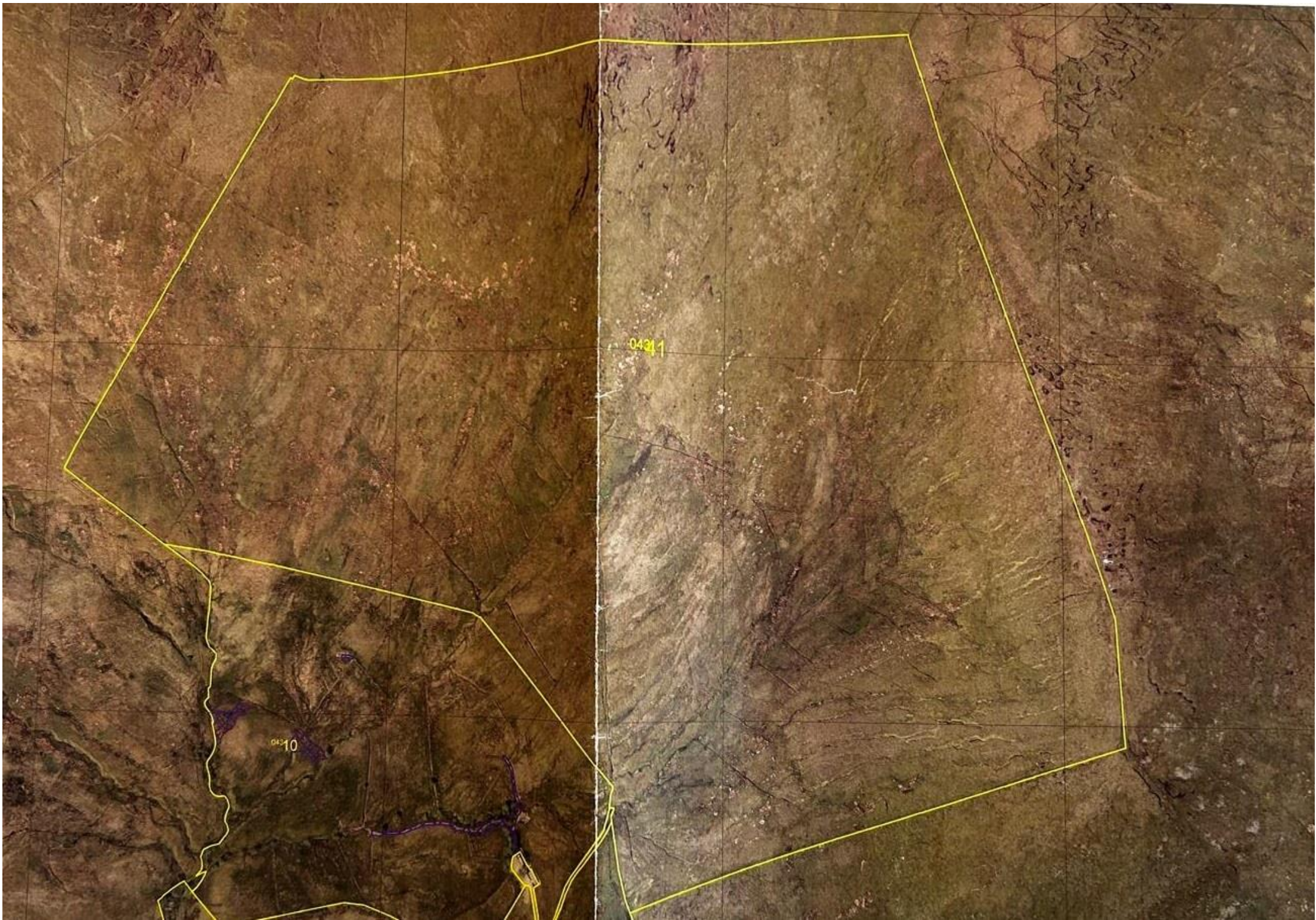


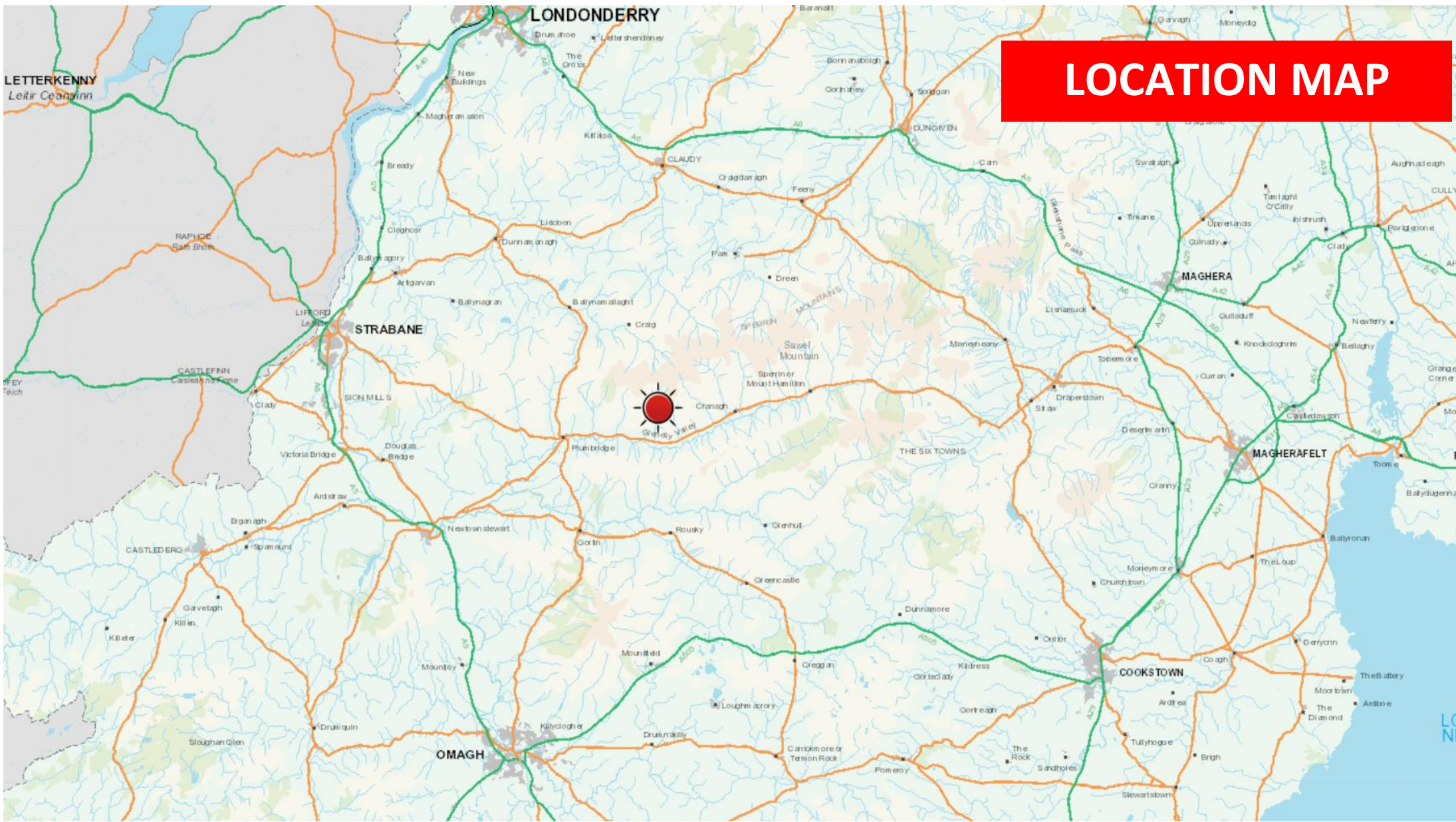
Map



Farm Maps







LOCATION MAP

Directions

From Plumbridge Village proceed east on the Glennelly Road(B47) towards Crannagh – travel 3.5 miles – take Glenelly Road on the left at the Glen Bar – proceed until tarmac road ends – pass through first field gate – Glenroan Farm strats at next field gate on laneway.

Viewing must be booked in advance with the selling agent.

Further Information

Please contact:



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