



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
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Experts.

# For Sale

## Quality Agricultural Lands c. 23.6 Acres With Replacement Dwelling Site Thereon (STP)

Lands at Aughindarragh Road,  
Augher  
Co Tyrone  
BT77 0EU

AGRICULTURAL LANDS





## For Sale

**Quality Agricultural Lands  
C. 23.6 Acres With Replacement  
Dwelling Site Thereon (STP)**

**Lands at Aughindarragh  
Road,  
Derrycloony  
Aughur  
BT77 0EU**

**AGRICULTURAL LANDS**



Replacement Dwelling



### Location

The lands are situated in a much sought after agricultural and residential location on the Aughindarragh road approximately 5 miles south of Augher village in close proximity to the border with the Republic of Ireland.

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### Description

This superb property comprises C. 23.6 acres of quality agricultural lands which benefit from excellent frontage to the Aughindarragh county road.

Also situated on the holding is a derelict dwelling house which would qualify for a replacement dwelling site subject to obtaining statutory approval.

Please note that offers will be considered on separate lots of the overall holding subject to interest and offers received.

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### Accommodation

The Lands extend to C. 23.6 acres (C. 9.55 Hectares)

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### BPS Entitlements

The Lands are not sold with Entitlements but if required units can be leased/purchased from our office for the 2022 season.

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### VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

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### Sale Details

Price on Application.

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**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)



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

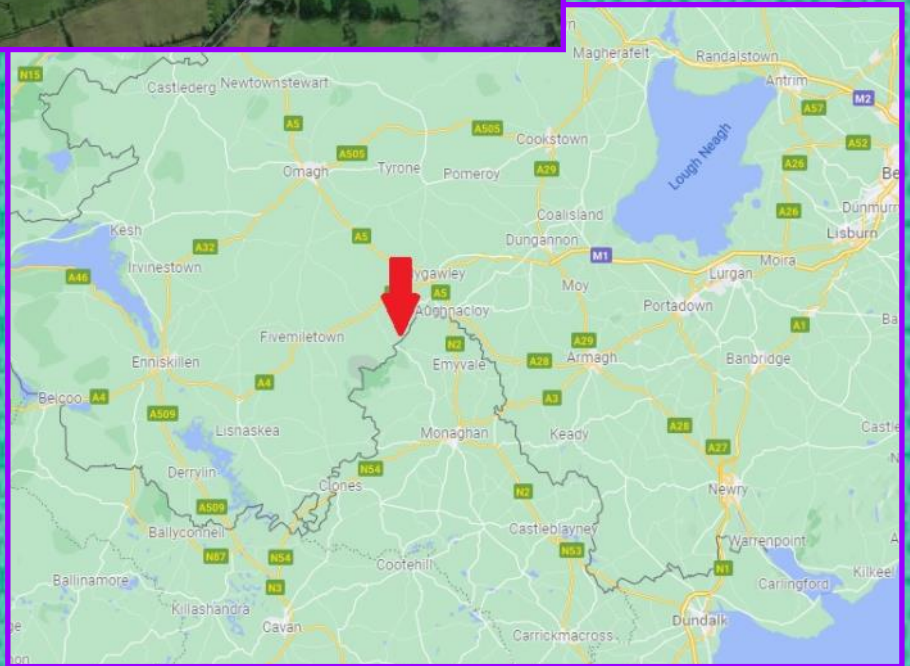




# Location Maps



**FOR INDICATIVE  
PURPOSES ONLY**



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