



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
**AUCTIONEERS & ESTATE AGENTS**

Your  
Local  
Property  
Experts.

# For Sale

Excellent C. 1 Acre Residential Site with C. 4.7 Acres  
Agricultural Lands

Screeby Road  
Fivemiletown  
BT75 0TH

**RESIDENTIAL SITE  
WITH LAND**



## For Sale

Excellent C. 1 Acre Residential  
Site With C. 4.7 Acres Agricultural  
Lands.

**(Available in Lots)**

Screeby Road  
Fivemiletown  
BT75 0TP

**RESIDENTIAL SITE  
WITH LAND**



### Location

The property is located in a highly sought after countryside location benefitting from all the qualities of its peaceful setting yet the village of Fivemiletown is just 5 minutes drive away. This ideal situation is perfect for families/commuters given its close proximity to the main Ballagh Road connecting Enniskillen to Belfast and the wide range of shops, schools and local amenities surrounding Fivemiletown.

### Description

This unique opportunity offers the fortunate purchasers the chance to complete a self build home on a beautiful one acre private site.

The property is accessed via a private entrance from and fronts onto the Screeby Road.

The site benefits from Reserved Matters Planning approval for a domestic dwelling and garage.

Planning Reference: M/07/0974/RM

### Additional Lands/Paddock

It is rare that an opportunity to buy a site with additional land becomes available and therefore we are delighted to offer a C.4.7 acre adjoining paddock for sale in addition to this spectacular dwelling site.

The lands comprise a flat paddock of top quality agricultural lands ideal for grazing/cutting purposes with excellent road frontage to the Screeby Road.

### Sale Details

Offers in the region of £120,000.

### VAT

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



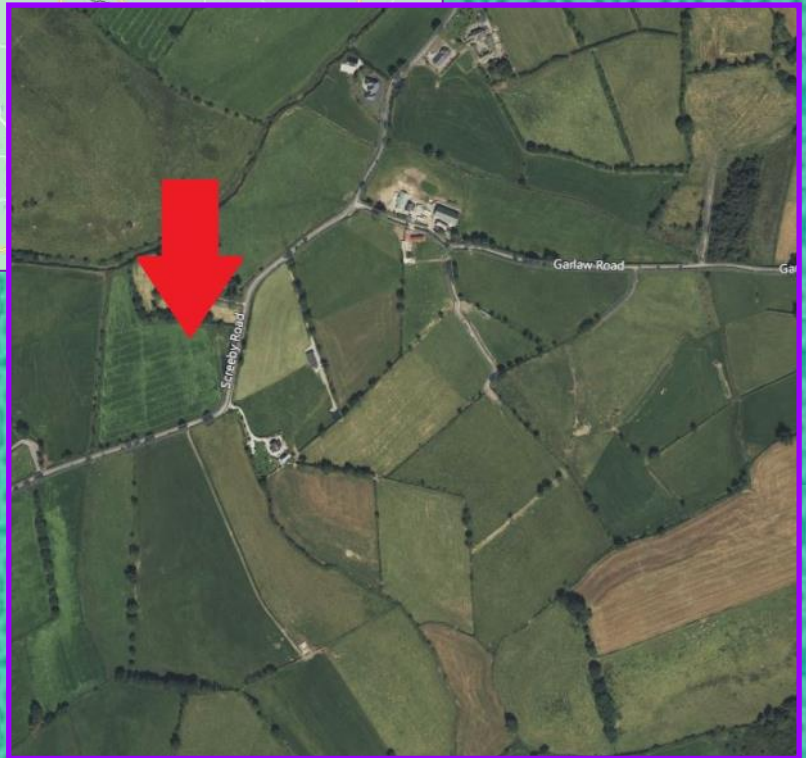
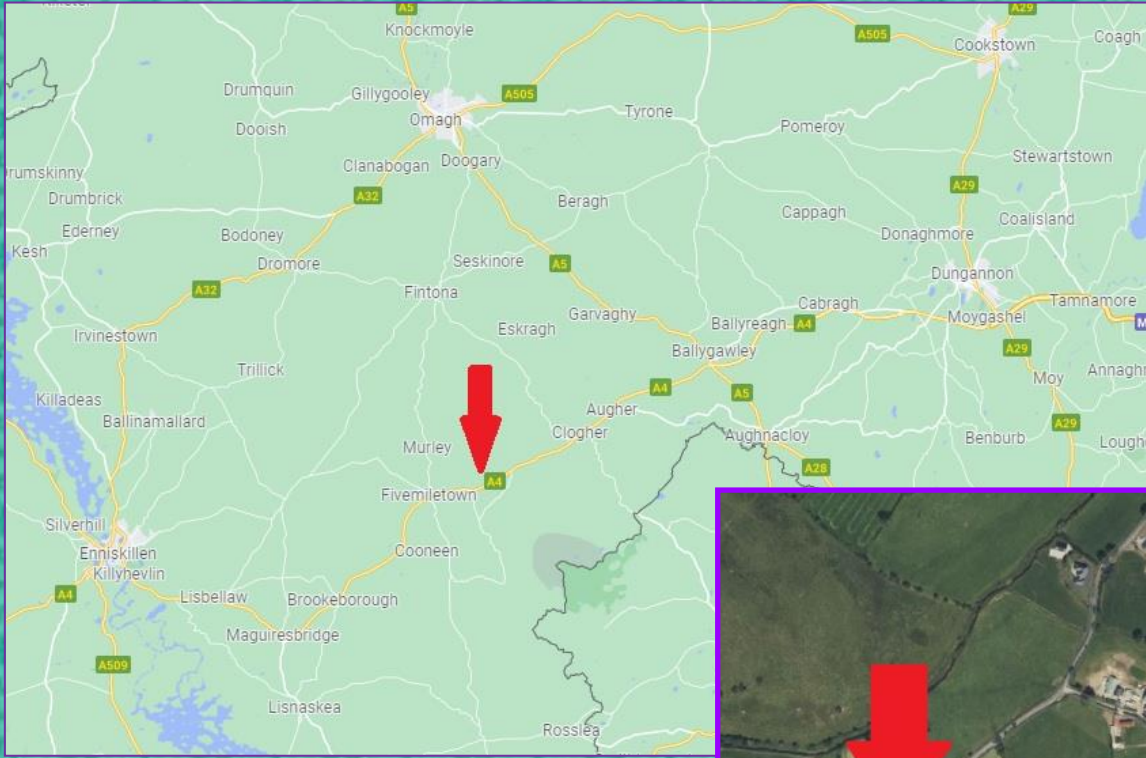
Indicative OSNI Map



Indicative Orthographic Map



# Location Maps



FOR INDICATIVE PURPOSES ONLY

**RA Noble & Co Ltd**

**T: 028 8554 8242**

**F: 028 8554 9900**

**E: [info@nobleauctioneers.co.uk](mailto:info@nobleauctioneers.co.uk)**

**JONATHAN KEYS**

**M: 077 4632 2257**

**[jonny@nobleauctioneers.co.uk](mailto:jonny@nobleauctioneers.co.uk)**



**STEPHEN KEYS**

**M: 077 6242 7557**

**[stephen@nobleauctioneers.co.uk](mailto:stephen@nobleauctioneers.co.uk)**

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.