



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

C.18 Acres Land with Replacement Dwelling Site  
& Traditional Stone Outbuildings  
(Available in Lots)

25 Ballynahaye Road  
Ballygawley, Co. Tyrone  
BT70 2HN

RESIDENTIAL





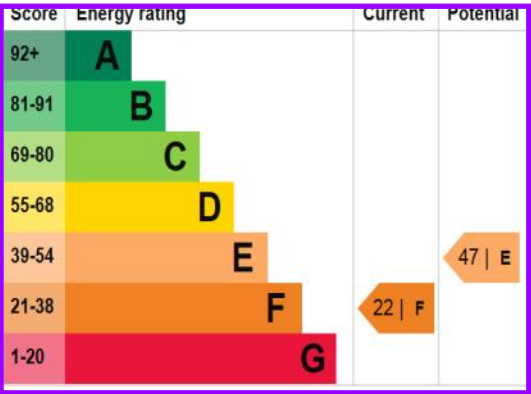
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Ballygawley  
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## RESIDENTIAL

### EPC



### Location

This property is situated in a highly sought after residential and agricultural area approximately 5 miles from Ballygawley and 10 miles from Dungannon. The property is accessed from and fronts onto the Ballynahaye Road. The immediate vicinity comprises mainly agricultural holdings with a wide range of shops, schools and local amenities within the village of Ballygawley.

### Description

The property comprises a stone built three bedroom bungalow with loft conversion which would be suitable as a replacement dwelling site.

To the side and rear of the dwelling is a range of beautiful traditional stone built outbuildings including a large barn with loft over and various other looseboxes. The buildings create the perfect backdrop for a dwelling site and add significant character and charm to the holding thus presenting the prospective purchaser a unique opportunity to add the perfect dwelling to the well established perfect site.

### Agricultural Lands

The agricultural lands comprise C.18 acres of river valley lands of a free draining gravel composition. The lands are generally of flat topography and benefit from significant frontage to the Ballynahaye Road as well as forming a rear boundary to the dwelling house and outbuildings.

Please note: The agricultural lands may be sold together or separate from the dwelling and outbuildings subject to offers received from Bona Fide purchasers.

### Rates

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

Estimated Annual Rates Payable for 2020/2021: £615.89







# R.A. Noble & Co.

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

## VAT

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

## Sale Details

Price on Application.

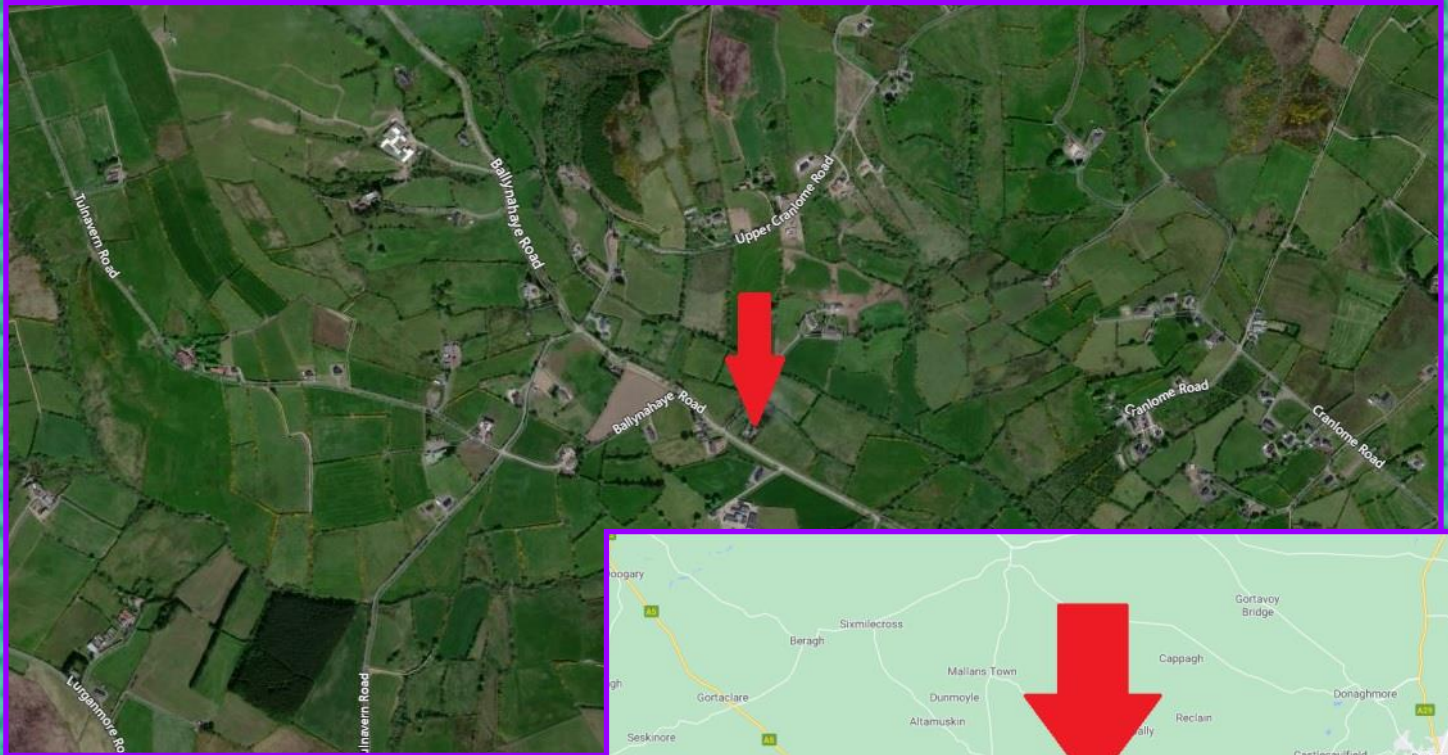


## Agricultural Lands—Indicative Boundary Map





## Location Maps

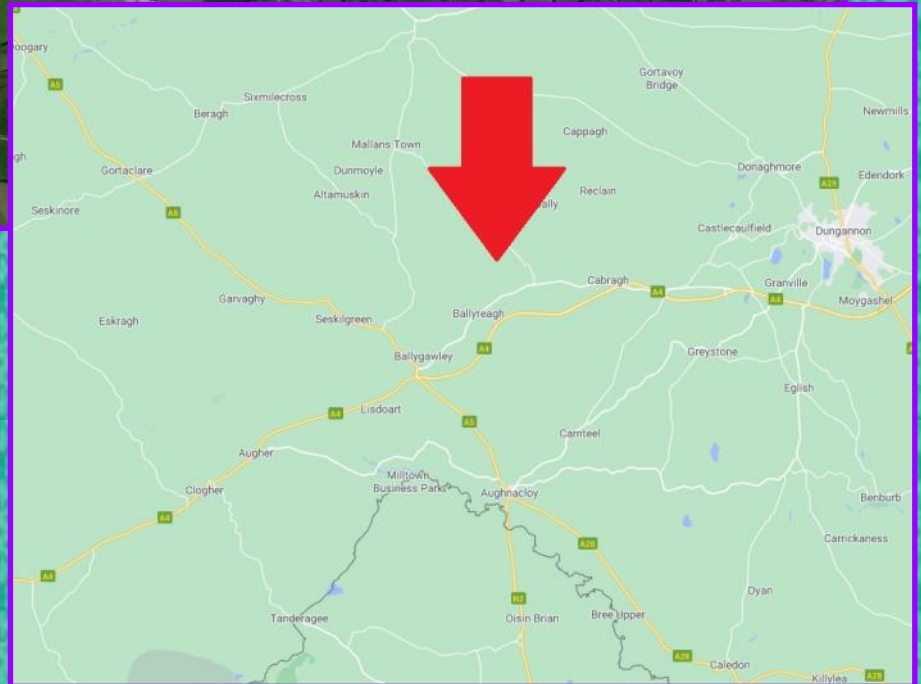


FOR INDICATIVE PURPOSES ONLY

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### MISREPRESENTATION ACT 1967

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