



**R A NOBLE & CO**

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Experts.

# For Sale

C. 46.5 Acres Agricultural Lands  
With Development Potential

Killyclogher Lands,  
Omagh,  
BT79 7NP.

AGRICULTURAL LANDS





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

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

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### Location

This property is located in a popular rural location off the Cookstown Road approximately C. 1 mile from Mountfield, C. 3 miles from Omagh and C. 22 miles from Cookstown. Despite its peaceful countryside location it also boasts convenient accessibility to both Omagh and the local village of Killyclogher with both located within a short drive from the holding.

### Description

The sale of this useful parcel of agricultural land presents a rare opportunity to acquire agricultural lands in this sought after area.

The main holding is accessed directly from the A505 road between Cookstown and Omagh. The property enjoys considerable frontage to the main road with multiple established entrances.

The lands also benefit from access points of a minor road which runs along the rear of the property and gives considerable frontage to the wooded area.

This property is offered in great heart and has been recently reseeded. The trees provide great shelter to the property. The lands have been cut three times per annum by the current tenant. The property also benefits from a substantial laneway running throughout which was constructed at considerable cost to the current owner but has allowed for brilliant accessibility and grassland management.

In addition to the attractive agricultural proposal as a significant small holding or a useful additional asset to a large farm, this property also demonstrates some development potential for the prudent buyer. A local architect has commented that he feels the wooded area would meet the necessary criteria for a small hamlet subject to necessary planning permission.

We prefer to market this property in its entirety but are happy to collect feedback from parties interested in separate lots. We can then advise the vendor on the most efficient way forward.

### Accommodation

The farm extends to approximately 46.5 Acres (18.82 Hectares).

### Sale Details

Price on Application

**Indicative Spatial Boundary Maps  
(For Indicative Purposes Only)**

**Ortho View**



**OSNI VIEW**



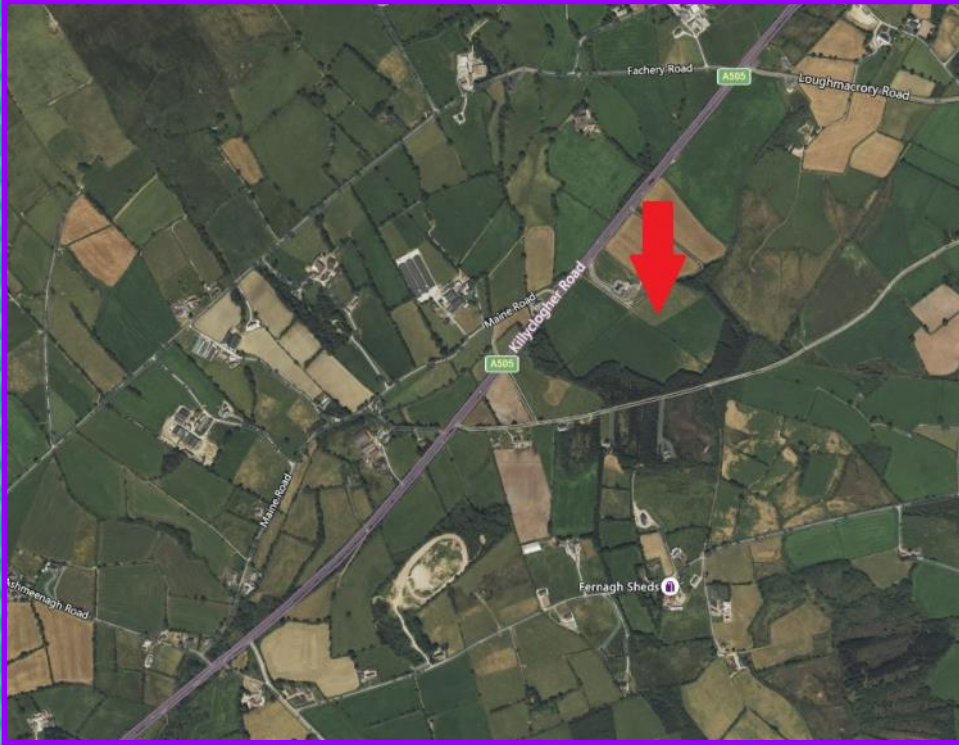
**Ortho View—Wooded Area**



**OSNI View—Wooded Area**



# Location Maps



**FOR INDICATIVE  
PURPOSES ONLY**

**RA NOBLE & CO LTD**

**T: 028 8554 8242**

**F: 028 8554 9900**

**E: info@nobleauctioneers.co.uk**

**JONATHAN KEYS**

**M: 077 4632 2257**

**jonny@nobleauctioneers.co.uk**

**STEPHEN KEYS**

**M: 077 6242 7557**

**stephen@nobleauctioneers.co.uk**



## Are you thinking of selling your property?

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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