



Instinctive
Excellence
in Property.

For Sale

Agricultural Land
13.5 acres (5.5 hectares)

Lands off Killycappy Road
Ederney
Co Fermanagh
BT93 0BR

AGRICULTURAL LAND

**CLOSING DATE FOR
OFFERS 14TH MARCH 2025**



Area: 13.5 Acres

AGRICULTURAL LAND

Location

The land is situated in rural Co Fermanagh on the Killycappo Road, just 2 miles eastwards from the village of Ederney town, and 4 miles from Kesh.

Description

This agricultural land extends to 13.5 acres and is accessed via a shared laneway off the Killycappo Road. The parcel of land is irregular in shape with a gently rising topography.

Accommodation

Description	Acres	Hectares
Agricultural Land	13.5	5.5

Sale Details

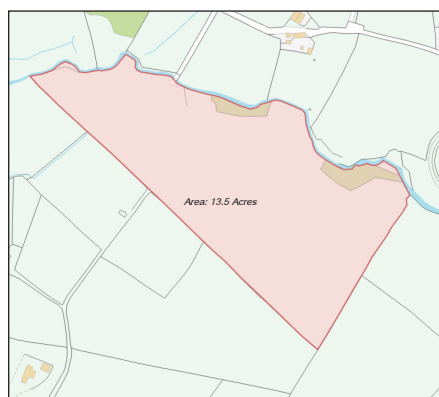
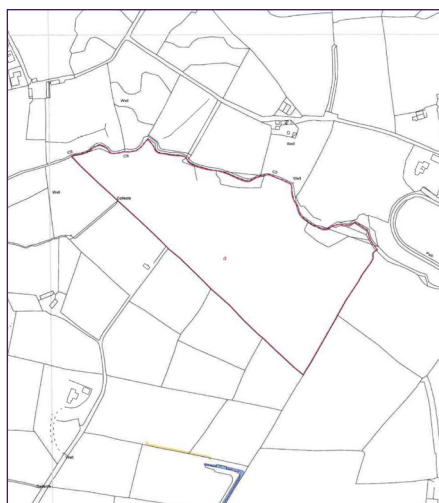
Price on application.
Closing date for offers 14th March 2025.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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 Osborne King and Megran 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. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.