



FOR IDENTIFICATION
PURPOSES ONLY

CLOSING DATE FOR OFFERS: Thursday 1st June 2023 at 12.00 Noon

FOR SALE

Agricultural land in various field divisions extending in total to c. 44.1 acres (17.8 ha)

Ballagh Road / Kell Road, Clogher, Co Tyrone



LOCATION & DESCRIPTION

The lands for sale are located off Ballagh Road and Kell Road, c. 3 miles from both Clogher and Fivemiletown.

The total holding extends to c. 44.1 acres arranged over 5 no. fields. All of the fields are laid in grass

Field 1 benefits from frontage onto both Ballagh and Kell Road, access is off the Kell Road.

Field 2 benefits from c. 235 m of frontage onto both Kell Road and Ballagh Road, access is off Kell Road.

Field 3 fronts Kell Road and can be accessed off the same. To the south the lands are bound by a natural water source.

Field 4 fronts Ballagh Road, there is potentially no direct access to these lands from Ballagh Road. The lands appear to form only part of a larger field. Note - There are no boundaries on the ground to the eastern elevation.

Field 5 could potentially accommodate an infill dwelling subject to obtaining the necessary planning consents.

FIELD AREAS

Description	Area (acres)	Area (Hectares)
Field 1	C. 13.6 acres	5.5 ha
Field 2	C. 3.4 acres	1.4 ha
Field 3	C. 21.6 acres	8.7 ha
Field 4	C. 3.5 acres	1.4 ha
Field 5	C. 2.0 acres	0.8 ha
Total Area	C. 44.1 acres	17.8 hectares

SALES DETAILS

PRICE: Offers in the region of £660,000

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT



CLOSING DATE FOR OFFERS: Thursday 1st June 2023 at 12.00 Noon

Note: All offers must be (1) Confirmed by email (2) Confirm the purchaser(s) name, address and nominated solicitor (3) Be accompanied by clear and up to date proof of funds

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 5 years from when you cease to have a contractual relationship with OKT. 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.

REF C4466

CONTACT DETAILS

HENRY TAGGART

henry.taggart@okt.co.uk

RACHEL MORRELL

rachel.morrell@okt.co.uk

028 7034 4244

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.