



FOR IDENTIFICATION
PURPOSES ONLY

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



FOR SALE

Agricultural land extending to c. 1.3 acres (c. 0.53 ha) with Development Potential STPP

Lands adjacent to 23 Ballagh Road, Clogher, Co Tyrone

LOCATION & DESCRIPTION

The subject land is located on Ballagh Road, c. 3 miles from both Clogher and Fivemiletown.

The plot extends to c. 1.3 acres of grassland held within a triangular shaped plot. The lands are bound by stock proof fencing and mature hedgerows on two sides however the lands form part of a larger field and there are no physical boundaries on the ground distinguishing the subject and the remainder of the field so a purchaser will need to fence this with the title map to hand.

The field benefits from some road frontage at a point which also provides an access route off Ballagh Road. There is no planning permission for development at the present time but with nearby industrial use there is clear potential

FIELD AREA

Description	Area (acres)	Area (Hectares)
Field 1	C. 1.3 acres	0.53 ha

SALES DETAILS

PRICE: Offers in the region of £50,000

TITLE: We assume the property is held under freehold title

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

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/uksi/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



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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

CONTACT DETAILS

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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.