

LAND FOR SALE

**AGRICULTURAL LANDS AT
BALLYCULLEN ROAD
DUNGANNON
CO. TYRONE
BT71 7HU**



*working harder to make your **move easier***

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Dungannon,
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BT71 6AB

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CIRCA. 29.9 ACRES OF PRIME AGRICULTURAL LANDS

TOM HENRY & COMPANY ARE DELIGHTED TO OFFER FOR SALE THIS PRIME PORTION OF AGRICULTURAL LAND SITUATED MOST CONVENIENTLY BETWEEN MOY & BLACKWATERTOWN.

TOTALLING APPROX. 29.9 ACRES THE LANDS HAVE BENEFITTED FROM GOOD HUSBANDRY & HAVE BEEN IN ARABLE ROTATION FOR A NUMBER OF YEARS. THE LAND IS IN 5 WELL-FENCED / HEDGED FIELDS BOUNDED BY THE BLACKWATER RIVER ON 1 SIDE & ENJOYS GOOD ROAD FRONTAGE TO THE BALLYCULLEN ROAD.

THIS LAND IS A MOST ATTRACTIVE PROPOSITION AS IS OR TO EXTEND AN EXISTING AGRICULTURAL HOLDING; THE ASTUTE INVESTOR WILL RECOGNISE THIS RARE OPPORTUNITY TO ACQUIRE A HIGHLY PRODUCTIVE PORTION OF LAND.



GUIDE PRICE: ON APPLICATION

MAPS FOR I.D. PURPOSES ONLY OVERLEAF...

www.tomhenryandco.com

FEATURES:

- CONVENIENTLY SITUATED BETWEEN MOY & BLACKWATERTOWN.
- IN ARABLE ROTATION.
- WATER MAINS AT GATE.
- WELL FENCED / MATURE HEDGING.
- BOUNDED BY BLACKWATER RIVER TO 1 SIDE.
- ROAD FRONTAGE TO BALLYCULLEN ROAD.

OCTOBER 2024:



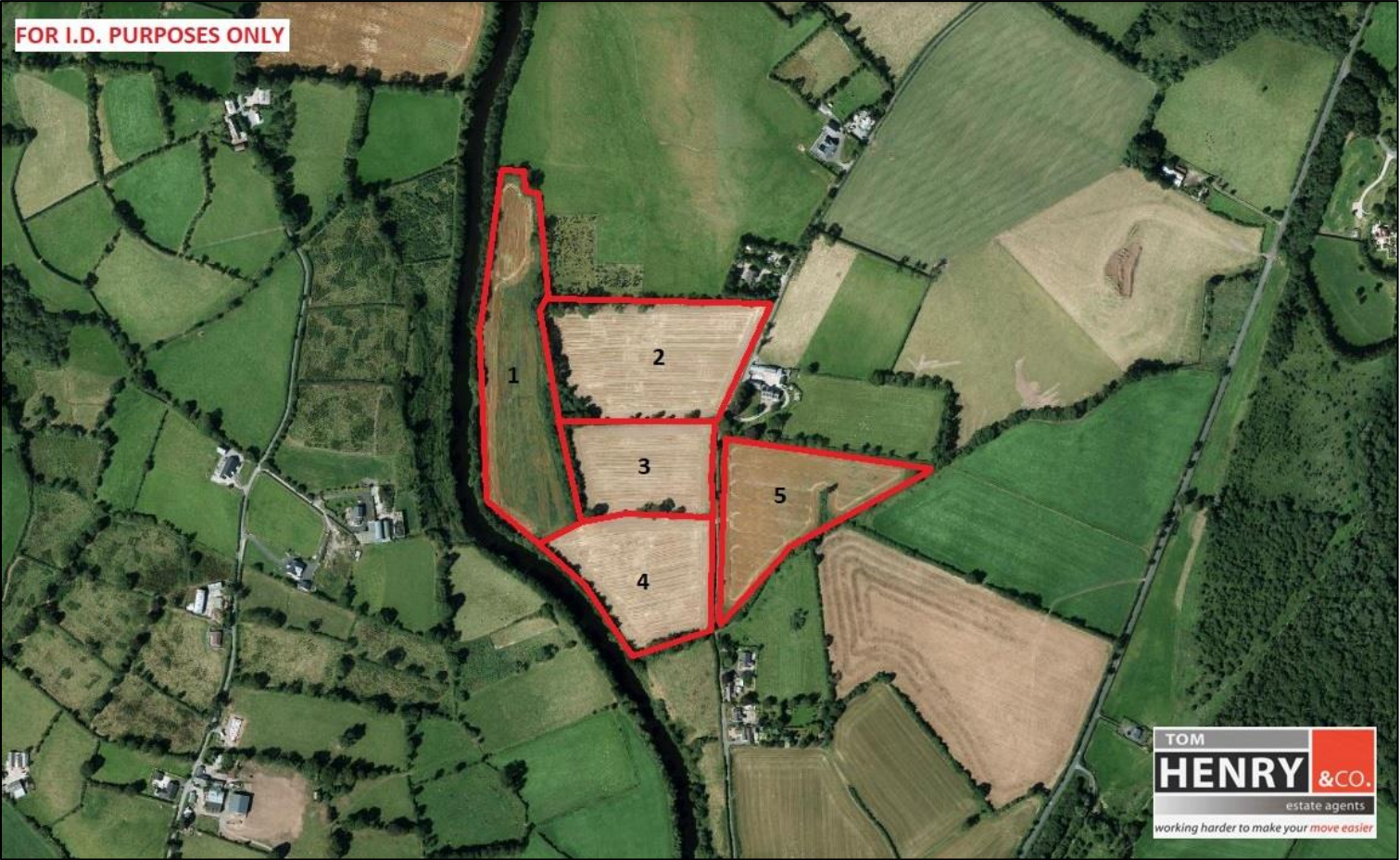
JANUARY 2025:



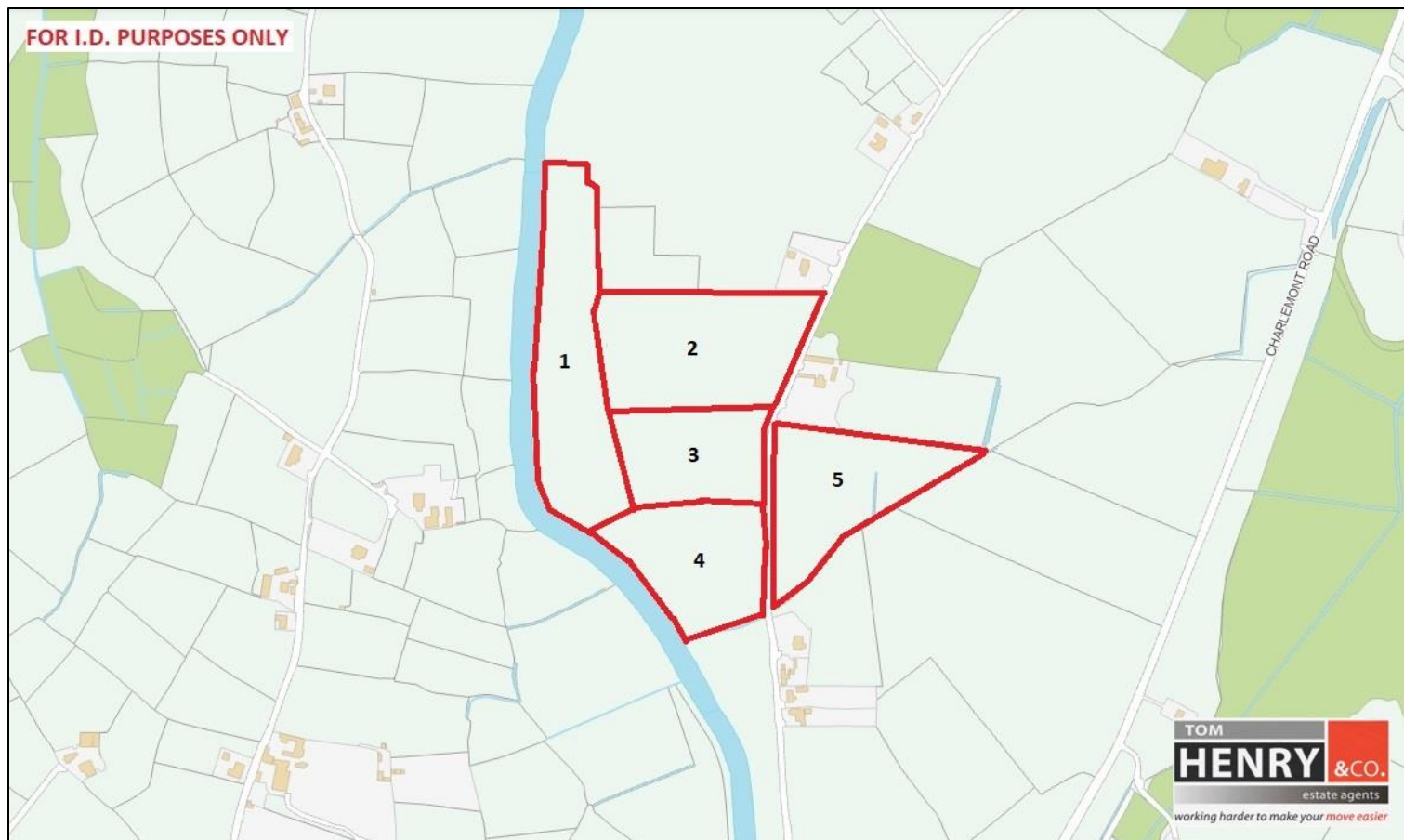
MAY 2025:



MAPS FOR I.D. PURPOSES ONLY.



FIELD NO:	HECTARES:	ACRES:
1	3.116	7.70
2	2.871	7.09
3	1.735	4.29
4	2.096	5.18
5	2.288	5.65
TOTAL:	12.106	29.91



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.75 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS PLEASE CONTACT THE SOLE AGENT.