



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Residential Development Opportunity

100 Metres West of 109 Ballagh
Road , Fivemiletown
BT75 0LZ

RESIDENTIAL SITE



For Sale

Residential Development Opportunity

100 metres West of 109 Ballagh
Road, Fivemiletown
BT75 0LZ

RESIDENTIAL SITE



View of Lands from Kiltermon Road



View of Lands from Site Access

Location

The site is ideally located off the Ballagh Road in a highly sought after, peaceful residential area in the heart of the Clogher Valley approximately 1 mile from Fivemiletown, and 4 miles from Clogher. The immediate vicinity comprises agricultural lands and residential dwellings with a wide range of shops, schools and local amenities in the nearby towns and villages.

Description

The mature property comprises an elevated plot of land raised from the Kiltermon Road link and thus creating an attractive site for a 4 bedroom detached dwelling. The site can be directly accessed from the Kiltermon slip off the main Ballagh Road and is well sheltered by the landscape and evergreen trees which feature to the rear of the plot.

Planning

The site benefits from planning permission for a 4 bedroom dwelling

Application No: M/2009/0380/RM

Further details and plans available upon request by bona fide purchasers.

Land Area

The Site extends to C. 0.4 acres

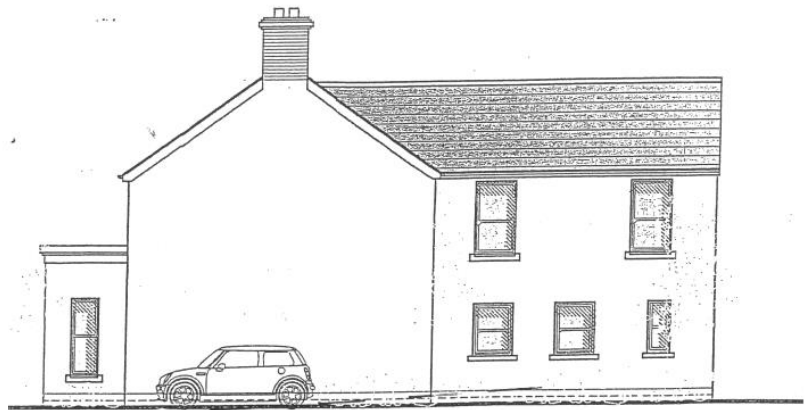
Sale Details

We are seeking offers in the region of £45, 000

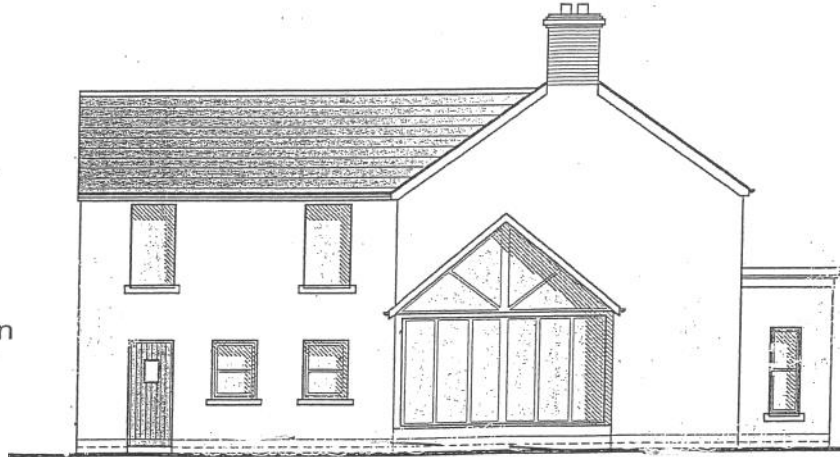


R.A. Noble & Co.

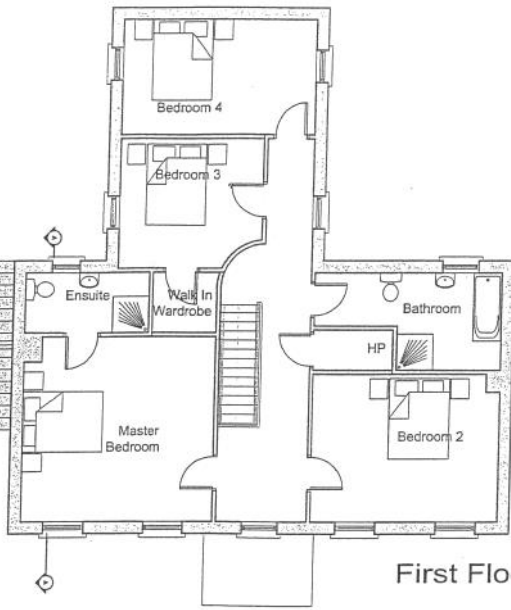
www.nobleauctioneers.co.uk



Side Elevation

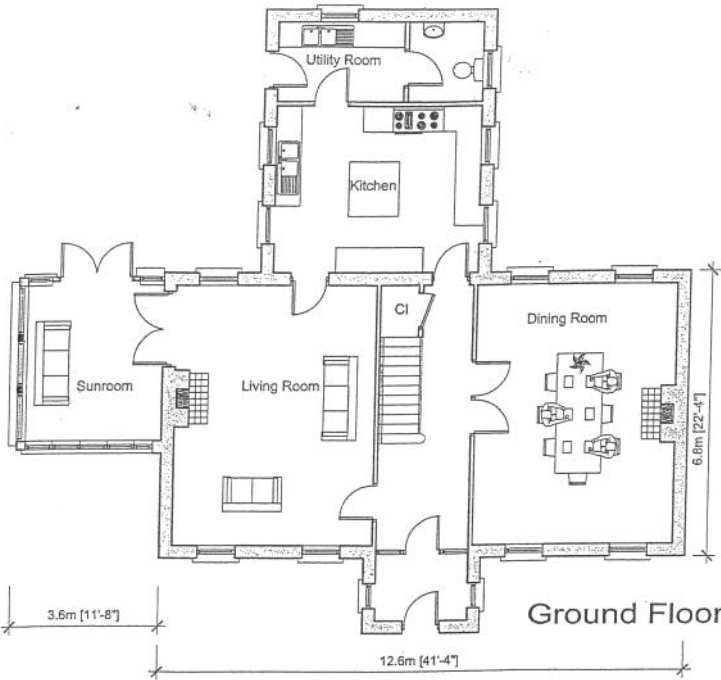


Side Elevation



First Floor Plan

12.6m [41'-4"]



Ground Floor

12.6m [41'-4"]

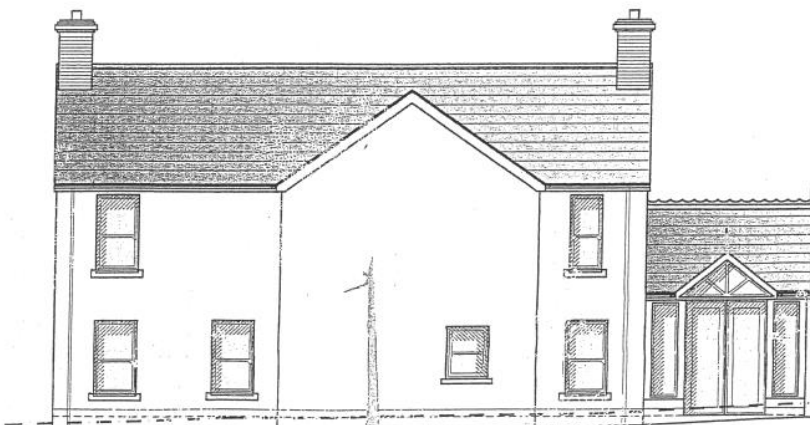
3.6m [11'-8"]

6.6m [22'-4"]

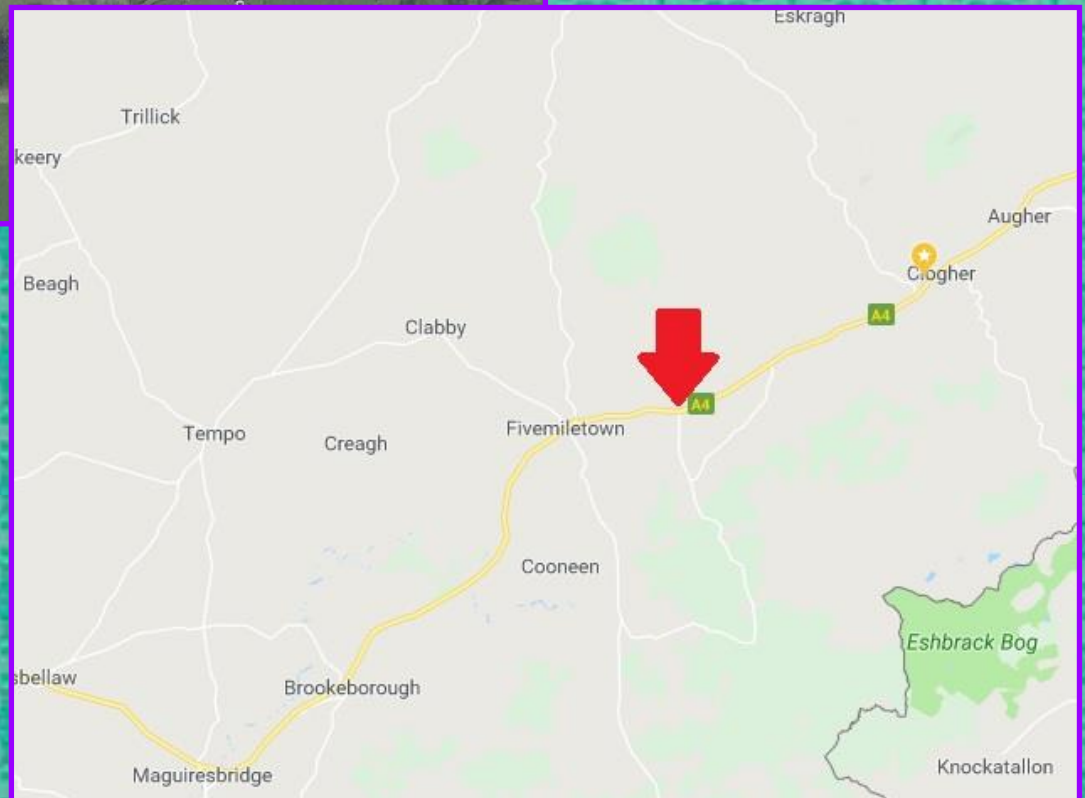


Front Elevation

Rear Elevation



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

**RA NOBLE & CO
LTD**

**T: 028 8554 8242
F: 028 8554 9900**

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



**R. A. Noble & Co
Clogher, Co. Tyrone**

Tel: 028 855 48242

Fax: 028 855 49900

www.nobleauctioneers.co.uk

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 RA Noble & Co 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. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. 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. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.