



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

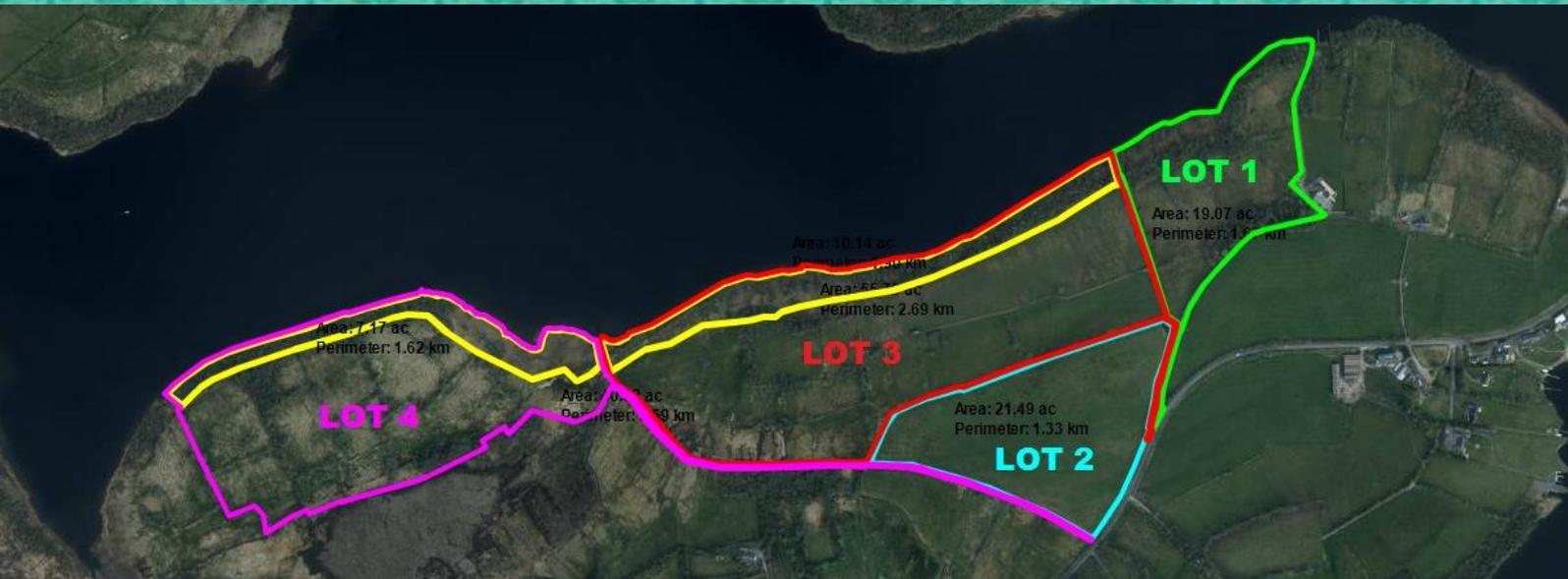
Your
Local
Property
Experts.

For Sale

C. 120 Acres (49 Hectares)
Available in 1 or more Lots

Lands at Boa Island Road
Kesh
Co. Fermanagh
BT93 8AD

AGRICULTURAL LANDS



For Sale

**C. 120 Acres
(49 Hectares)**

**Lands at Boa Island Road,
Kesh, Co. Fermanagh
BT93 8AD**

AGRICULTURAL LANDS

Location

The Lands are located off the Boa Island Road approximately 5 miles West of Kesh and 20 Miles North West of Enniskillen. The majority of the immediate vicinity comprises Tourist Accommodation, Agricultural Holdings and the well established Lusty Beg Island Hotel.

Description

Lot 1

The sale of this agricultural holding bordered in green on the enclosed maps presents an opportunity to acquire a sheltered parcel of agricultural Land with much potential. This privately accessed Lot enjoys substantial shoreline frontage providing excellent views of the surrounding area. This Lot extends to approx 19 acres.

Lot 2

This parcel bordered in blue on the enclosed maps presents an opportunity to purchase a generous plot suitable for arable/ grazing purposes. The Lot is bound by mature hedgerows/ stock fences and is comprised in one field which benefits from significant road frontage. The field which is of a flat topography comprises approx 21.5 acres.

Lot 3

This holding which is situated in the townland of Cordwood and is bordered in red on the enclosed maps is suitable for grazing purposes. In addition the holding includes old wall steads which presents the potential to obtain planning permission for a residential dwelling which would benefit from views over the Lough Erne. The plot is accessed over an existing laneway and a long established right of way. However the plot is offered for sale with an additional portion of land edged in red which could be used to create a private laneway from the public road. The plot extends to 45.6 acres with the option to Lease a further 10.14 Acres edged in yellow subject to agreement with the department of infrastructure.

Lot 4

The Lands which are bordered in purple comprised within the townland of Ardshankill and would be suitable for grazing purposes and consist of approx 33.15 Acres with the option to Lease a further approx 7.17 Acres edged in yellow subject to agreement with the departure of infrastructure. The plot will be offered with a strip of land to provide access to the public road.

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Sale Details

Price on Application



Road Frontage to Boa Island Road



Road Frontage to Boa Island Road



R.A. Noble & Co.

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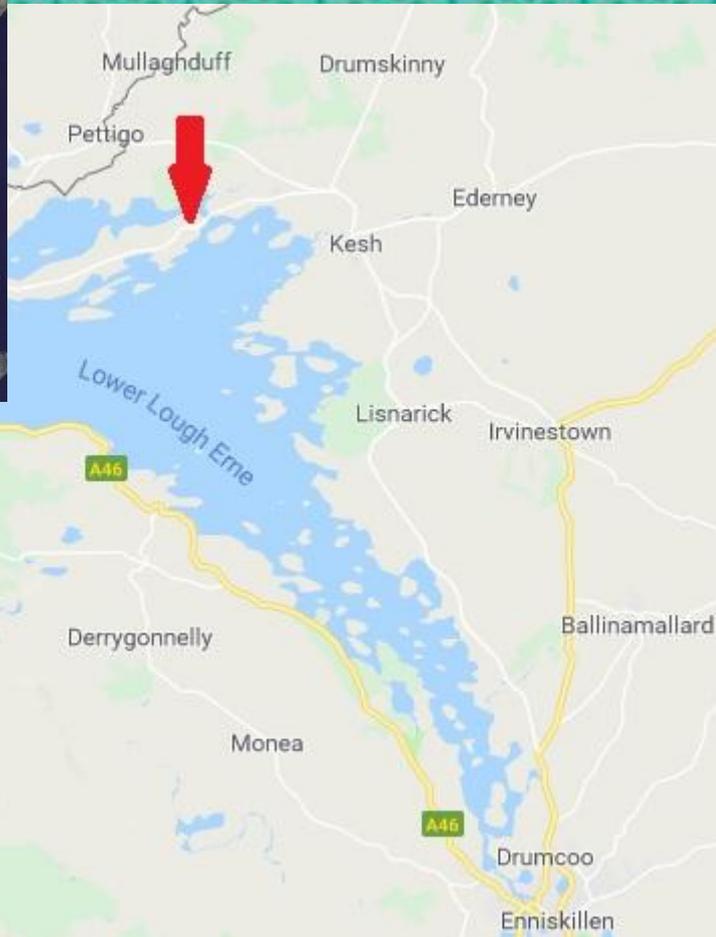
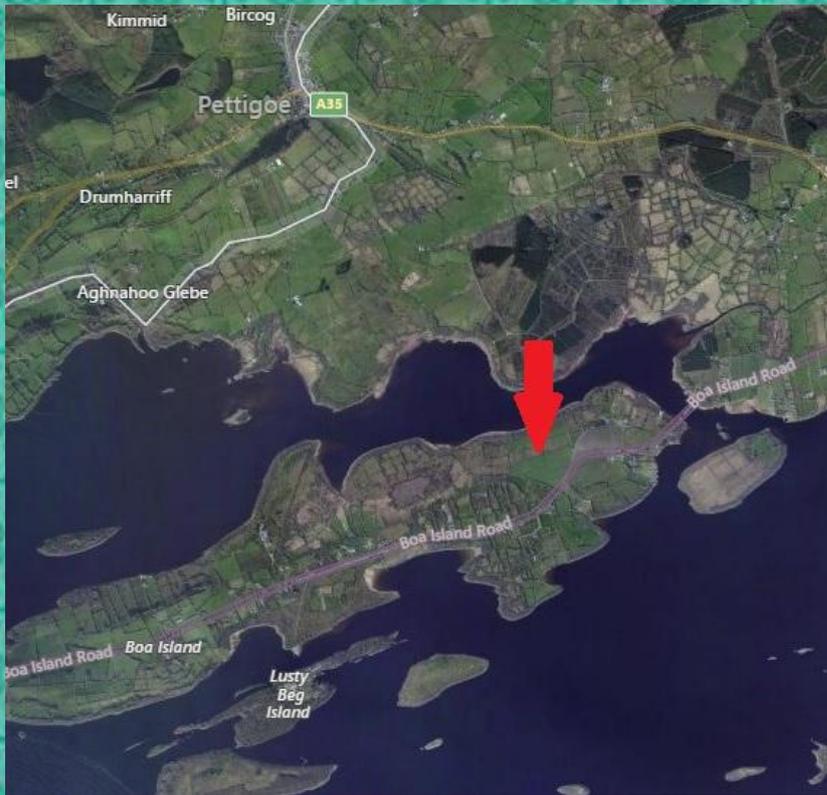


Indicative Boundary/ Area Maps (For Indicative purposes only)



Lot 2

Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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