



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Quality Agricultural Lands C.24.5 Acres

66 Lisrace Road, Knappagh,
Magheraveely, Enniskillen,
Co Fermanagh, BT92 6PX

AGRICULTURAL LANDS



**Quality Agricultural Lands C24.5
Acres**

**66 Lisrace Road,
Knappagh
Magheraveely
Enniskillen
BT92 6PX**

AGRICULTURAL LANDS



Access from concrete farm laneways



View of Lands

Location

The Lands are conveniently located in a renowned Residential & Agricultural area on the Lisrace Road approximately 10 miles from Lisnaskea and approximately 13 miles from Fivemiletown. The holding is situated in close proximity to the border with the Republic of Ireland with the town of Clones approximately 3 miles away. The immediate vicinity comprises agricultural holdings and associated residential dwellings with a good range of shops, schools and local amenities provided within the nearby towns and villages.

Description

Situated in a sought after agricultural area the top quality parcel of free draining lands are in a great state of production. The holding which benefits from significant frontage to the Lisrace road can be accessed via hardcore farm laneways and is bound by mature hedgerows and stock fences. The valuable holding comprise a mix of gently sloping and flat fields and would be suitable for cutting/grazing purposes.

Additional Lands & Farm dwelling also available for sale which can be viewed on our website or by collecting brochures from our office.

Early Viewing and enquiries highly recommended due to high level of interest anticipated.

Accommodation

The Lands extend to C. 24.5 Acres (C. 10 Hectares)

VAT

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

Sale Details

Offers over £185,000 exclusive.



View of Lands

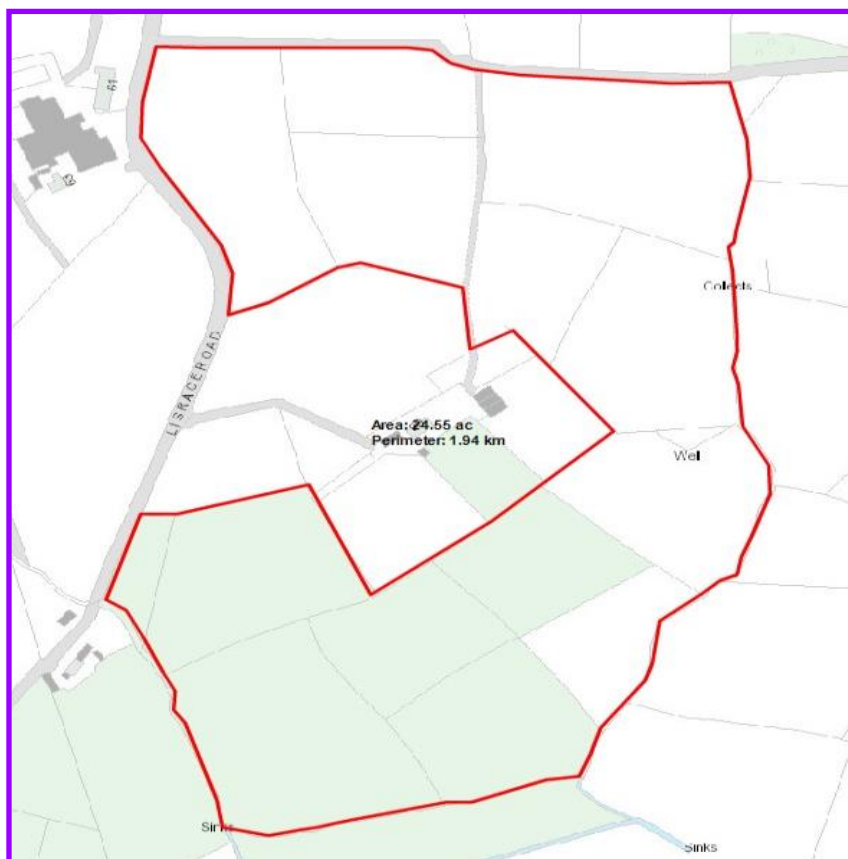


R.A.Noble & Co.

www.nobleauctioneers.co.uk

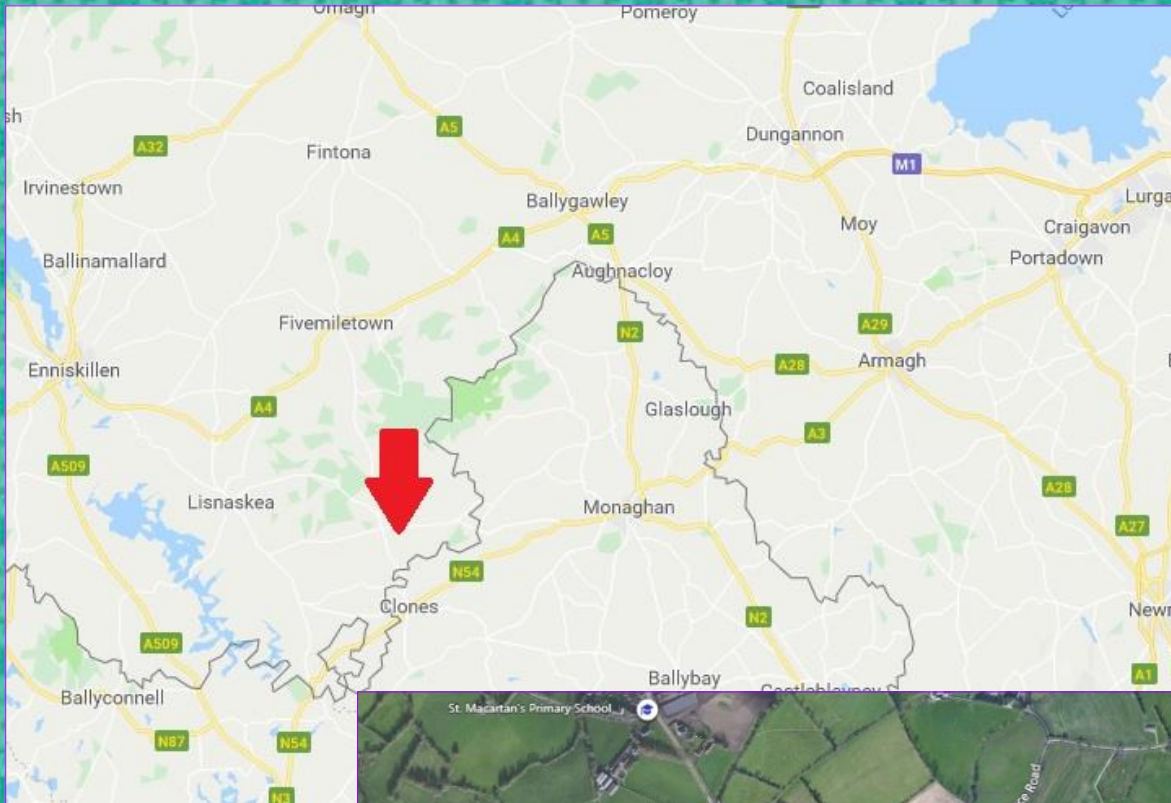


View of Lands



Indicative Spatial Boundary Map
(For Indicative purposes only)

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.