

# 30.2 ACRES OF INDUSTRIAL LANDS FOR SALE

LANDS AT DRUMNAKILLY ROAD/FARMHILL ROAD/DEVERNEY ROAD, OMAGH, BT79 0JP

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# 30.2 ACRES OF INDUSTRIAL LANDS FOR SALE

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### Key Benefits

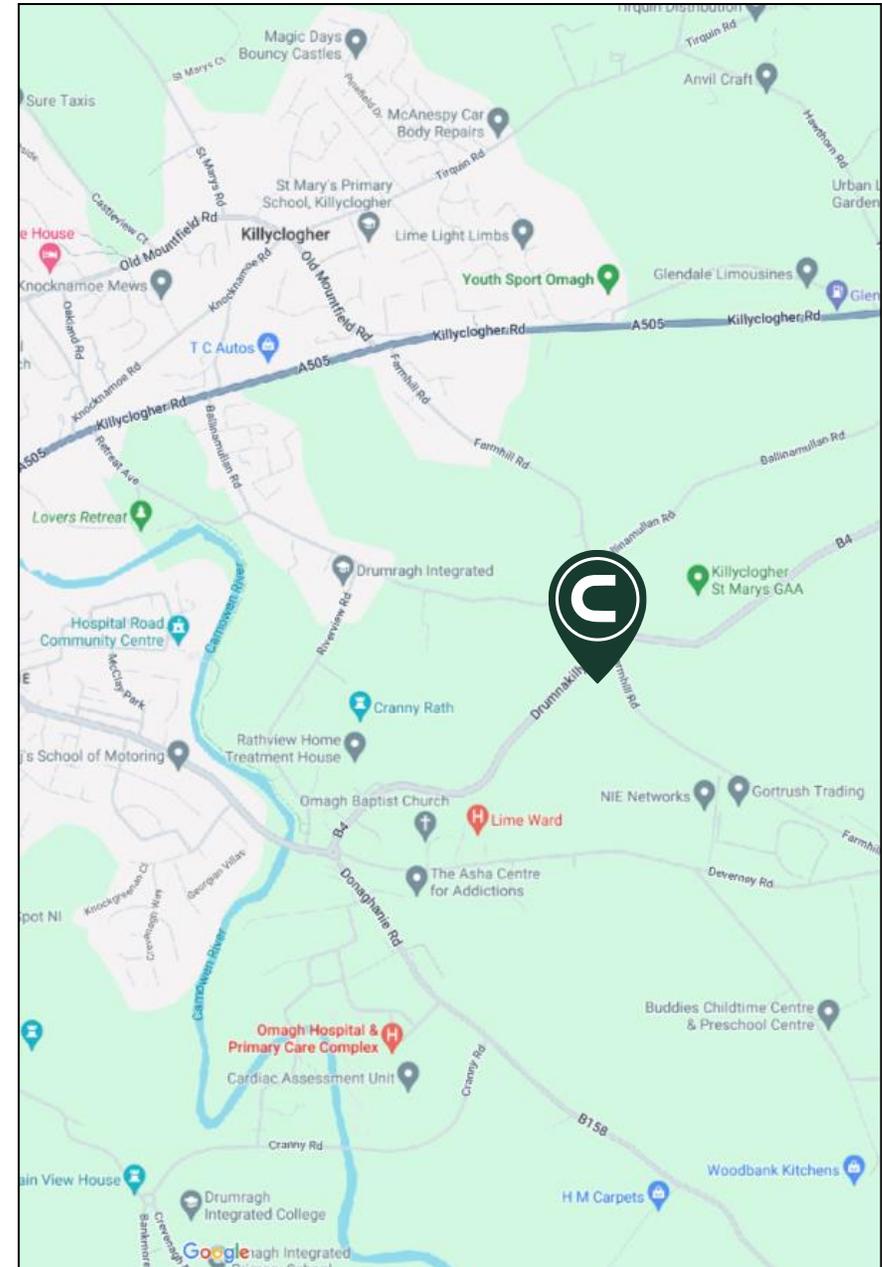
- Total area of approximately 30.2 acres.
- 27.7 Acres zoned as land for Industry.
- The lands are easily accessible from Drumnakilly Road, Farmhill Road and Deverney Road.

### Location

The subject lands are located 3.2 miles from Omagh town centre. Omagh is the county town of Tyrone with a population of 20,458 at the 2021 Census. The lands is located at the junction of Drumnakilly Road and Farmhill Road in close proximity to Killyclogher GAC.

Recent road works around the Omagh Hospital has improved accessibility to the Lands.

The area consists of a mix of agricultural land with a number of industrial and residential developments surrounding it.



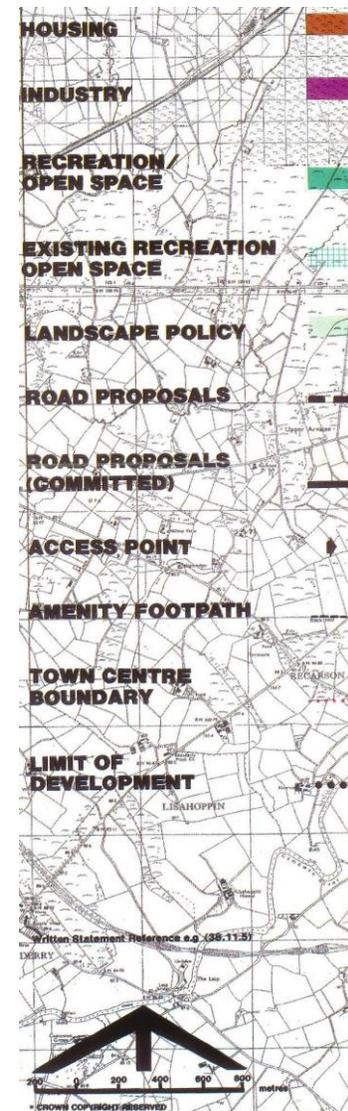
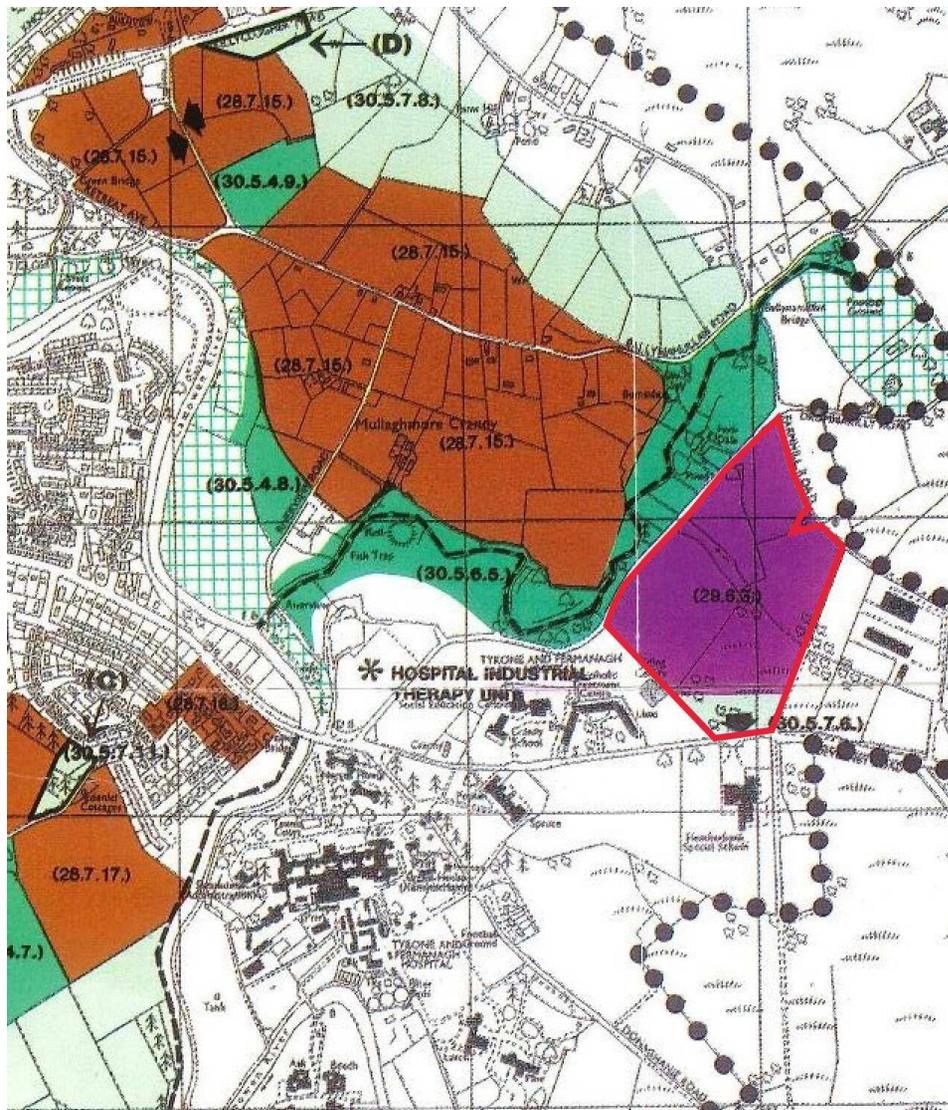
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## Zoning

The Omagh Area Plan 2002 is the current adopted local development plan for the subject area.

The lands extend to approximately 30.2 acres. 27.7 acres of these lands are zoned as industrial as set out in the Omagh Area Plan 2002, with approximately 2.5 acres zoned as Local Landscape Policy Area.



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## *Description*

The subject lands consist of 30.2 acres, 27.7 of which are zoned as lands for industry in the Omagh Area Plan, 2002. The lands have substantial frontage to Drumnakilly Road, and Farmhill Road. The remaining 2.5 acres are zoned as Local Landscape lands and have frontage onto the Deverney Road.

## *Site Area*

We have calculated the combined site area to be approximately 30.2 acres.

## *VAT*

All prices are quoted exclusive of VAT, which may be payable.

## *Title*

We have assumed the lands are held freehold or long leasehold subject to a nominal ground rent.

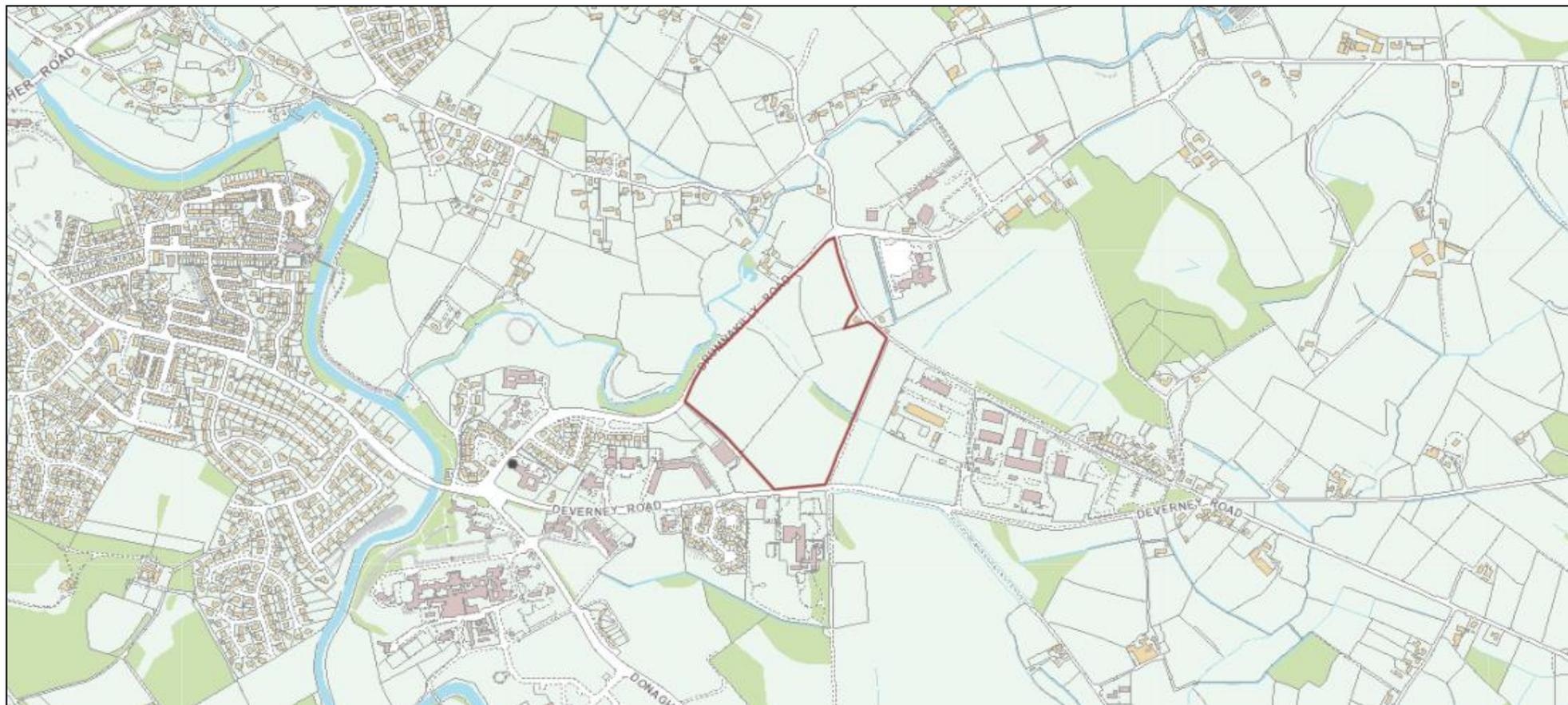
## *Price*

We are seeking offers in the region of £1,250,000 exclusive



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