

**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE** c. 57.8 Acres of Agricultural Land

**Lands Off Rash Road, Mountjoy Forest West,  
Omagh, Co Tyrone**



# LOCATION / DESCRIPTION

Omagh is the county town of county Tyrone and accommodates services facilitating the wider surrounding county including the Department of Agriculture and Rural Development and the Eastern Education Library Board. The town benefits from good road connections to both Derry which lies c. 33.8 miles north of the town via the A5 and Belfast situated c. 68.6 miles east of the town via the A4.

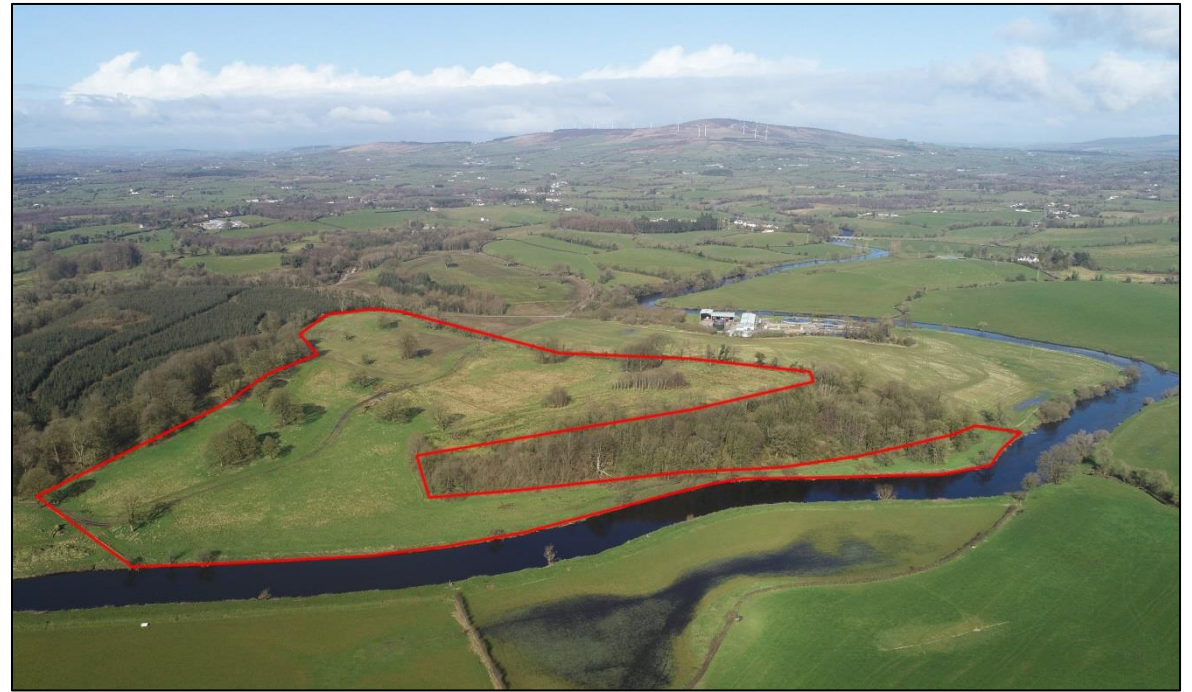
The subject property is located on Rash Road c. 3.2 miles North of Omagh and c. 1.5 miles south of the hamlet town of Mountjoy.

The immediate vicinity is occupied by dense forests with the remainder being commercial properties including Matthews DC, Ulster American Folk Park and Mountjoy Filling Station.

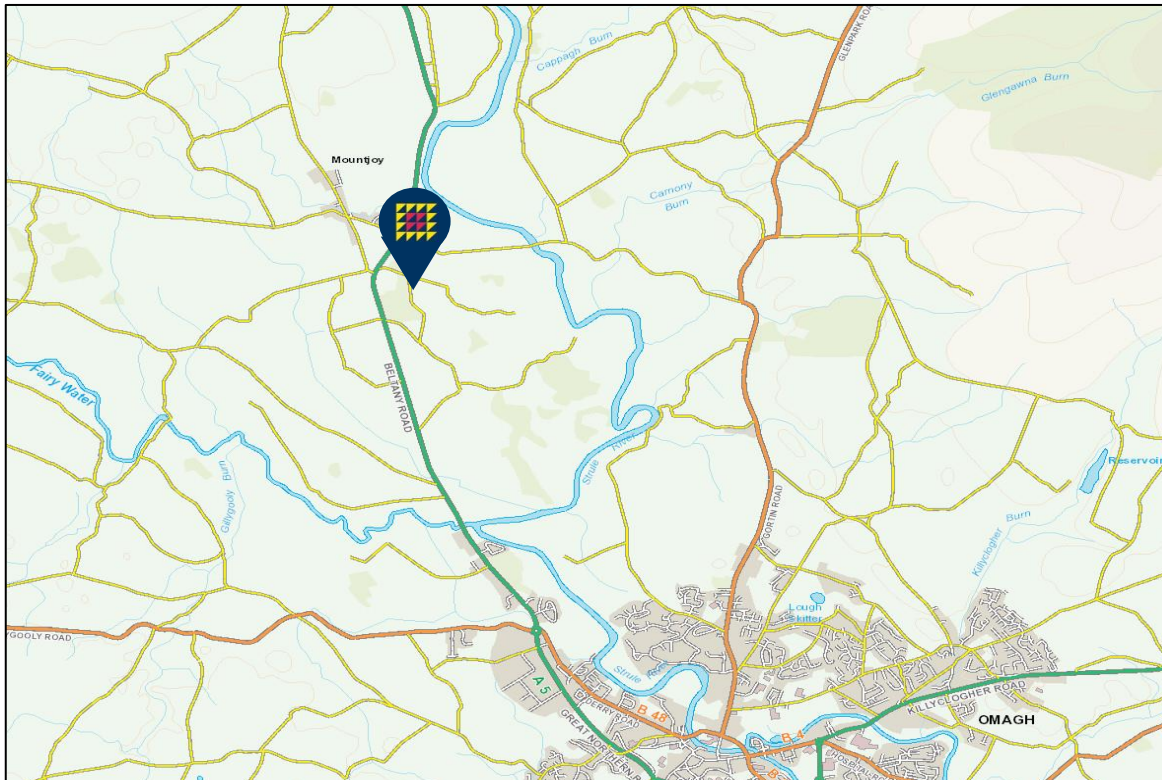
The subject itself extends to c. 57.8 acres of agricultural land which varies in quality. The lands are currently laid in a combination of grass and crops and subsequently is suitable for a variety of uses. The topography of the land is undulating .

# ACREAGE/HECTARES

The lands extend to c. 57.8 Acres ( 23.4 Hectares ) arranged over two parcels.







## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## SALES DETAILS

PRICE: Price on Application  
TITLE: Freehold / Long Leasehold

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



**OKT**  
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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.