



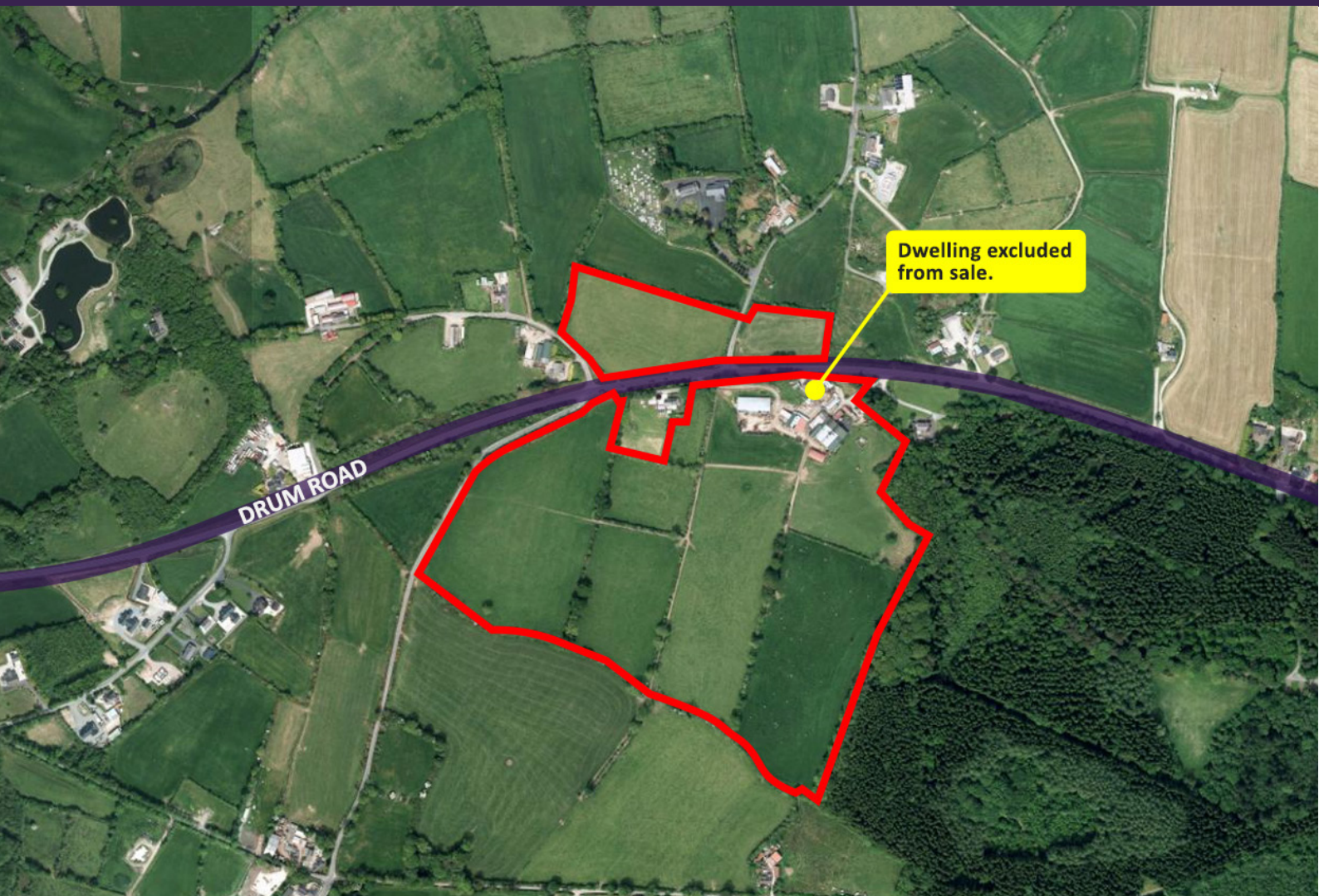
**Instinctive  
Excellence  
in Property.**

# For Sale

**Prime Agricultural Lands  
Approx. 48.2 acres with Farm Buildings**

Drum Road  
Cookstown  
Co. Tyrone  
BT80 9RU

**AGRICULTURAL LAND  
& FARM BUILDINGS**



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### AGRICULTURAL LAND & FARM BUILDINGS

## Location

Cookstown is a large market town in Co. Tyrone located in Mid-Ulster approximately 26 miles east of Omagh and 48 miles west of Belfast via the M2 motorway. The lands are conveniently located on Drum Road, 5 miles west of Cookstown towards Omagh. The surrounding area comprises mainly of agricultural land and low density housing.

## Description

The entire lands comprise the following parcels:

### Folios 17907 & 14224

The lands extend to approximately 47.2 acres and primarily straddle both sides of the Drum Road with a part of the holding also on the Rectory Road. This parcel also includes extensive farm yard and sheds (dwelling not included). The lands are of good quality currently laid in grass pasture with combination of stock fencing and hedges between fields.

Included within this Folio are slatted farm sheds and associated buildings with silo and slurry pits.

### Folio TY5605L

The lands extend to approximately 1 acre in the form of a small paddock with frontage onto Drum Road. This land is located between existing dwellings and may be suitable for residential development, subject to the relevant consent.

## Land Area Schedule

Description	Acres	Hectares
Total Lands	48.2	19.5

## VAT

All prices quoted are exclusive of, but may be liable to VAT.

## Viewing

By prior appointment only via Osborne King.

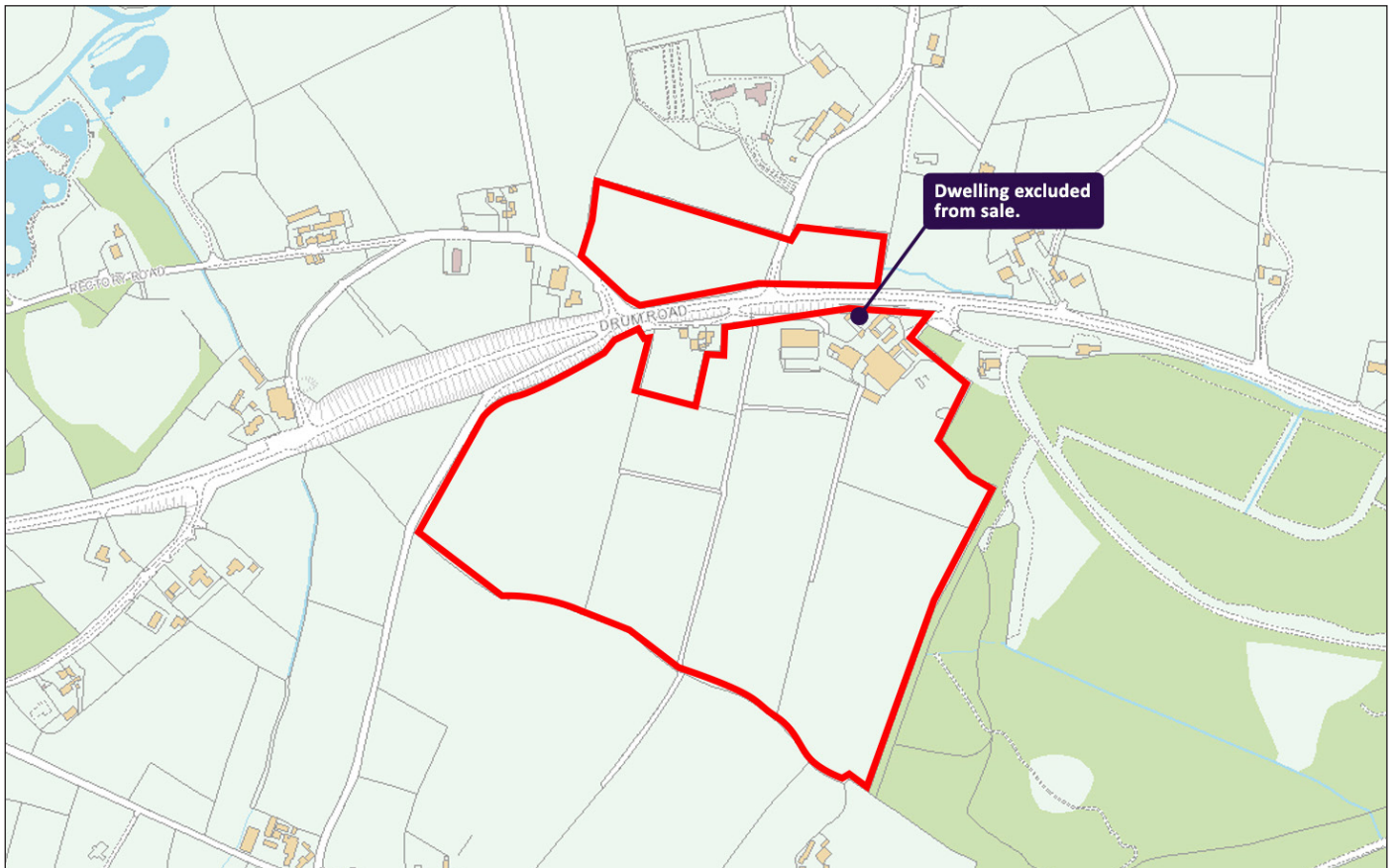


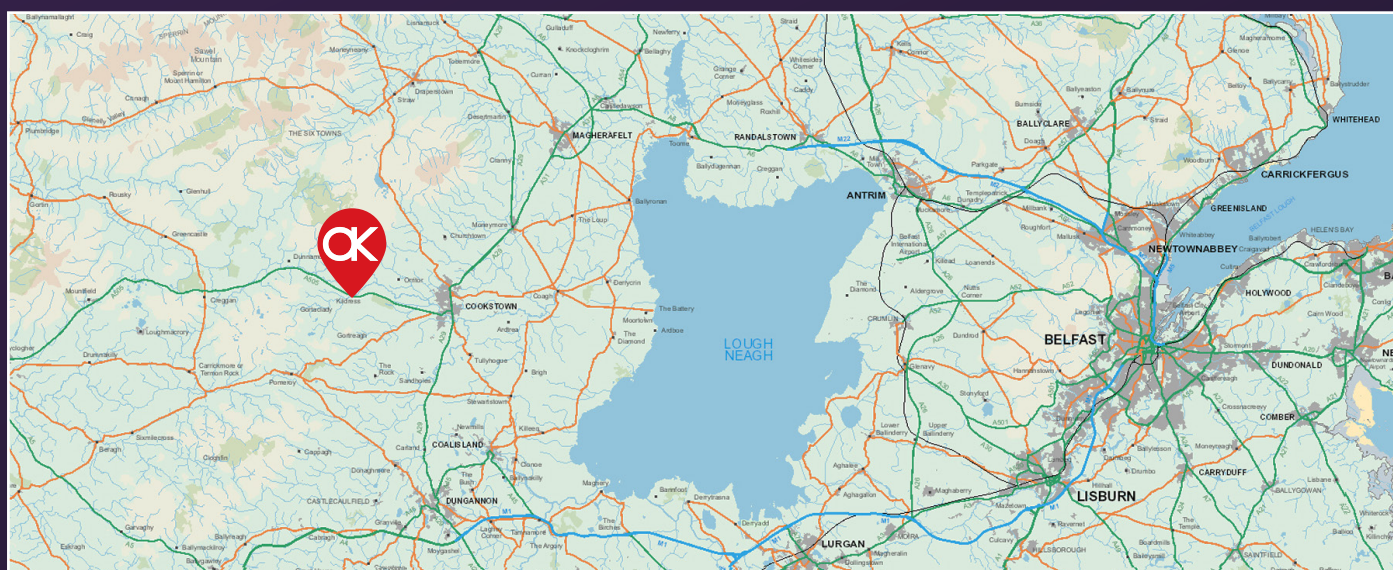
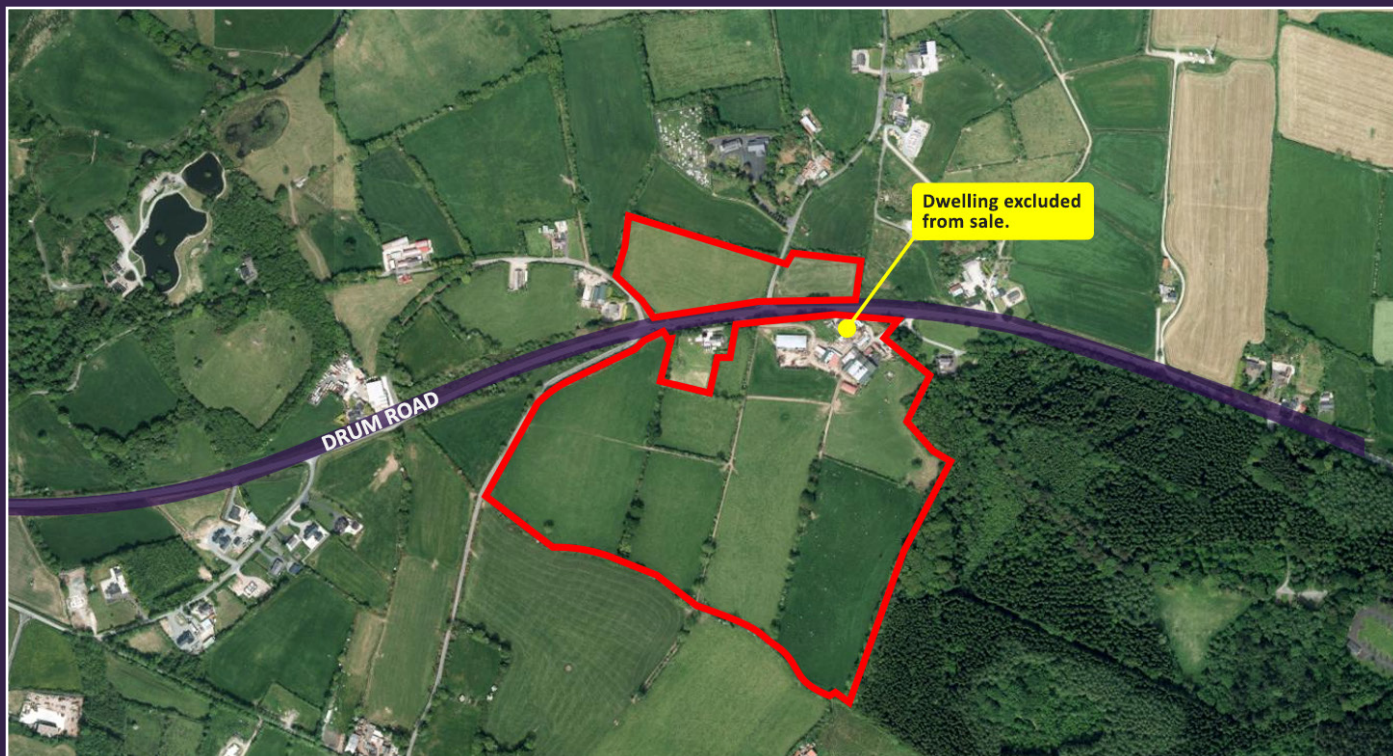
## Price

On application

## Method of Sale

Private Treaty





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## MISREPRESENTATION ACT 1967

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