

Adj to 33 Birren Road, Dungiven, Derry/Londonderry, BT47 4SH
Agricultural Lands extending to c. 103 acres comprising farm of
land, mountain, 3 disused dwellings & range of outbuildings



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This valuable holding which is located along the Birren Road, just off the main Glenshane Road, Dungiven extends to approximately 103 acres and comprises a farm of land, mountain, 3 disused dwellings and a range of outhousing.

LAND: Approximately 21.5 acres of arable land laid across 5 fields situated close to the farmyard. The lands are currently in grass and are well fenced and watered.

MOUNTAIN LAND: Approximately 75 acres of mountain land together with 6.5 acres of larch trees (circa.25 years old). The lands are easily accessed from the main yard and have also separate access. These lands may be suitable for wind turbines subject to the necessary planning approval.

FARMYARD & OUTBUILDINGS: The farmyard comprises a range of outbuildings suitable for accommodating 80 cattle together with 3 disused dwellings. There may be a possibility of replacement dwelling subject to the necessary planning approvals.

ACCESS: The holding is accessed via a good concrete laneway off the Birren Road.



Adj. to 33 Birren Road, Dungiven, BT47 4SH – Map for identification purposes only

Total Area (Ha): 62.54
 Grid Ref (of centre of page): 5C716050

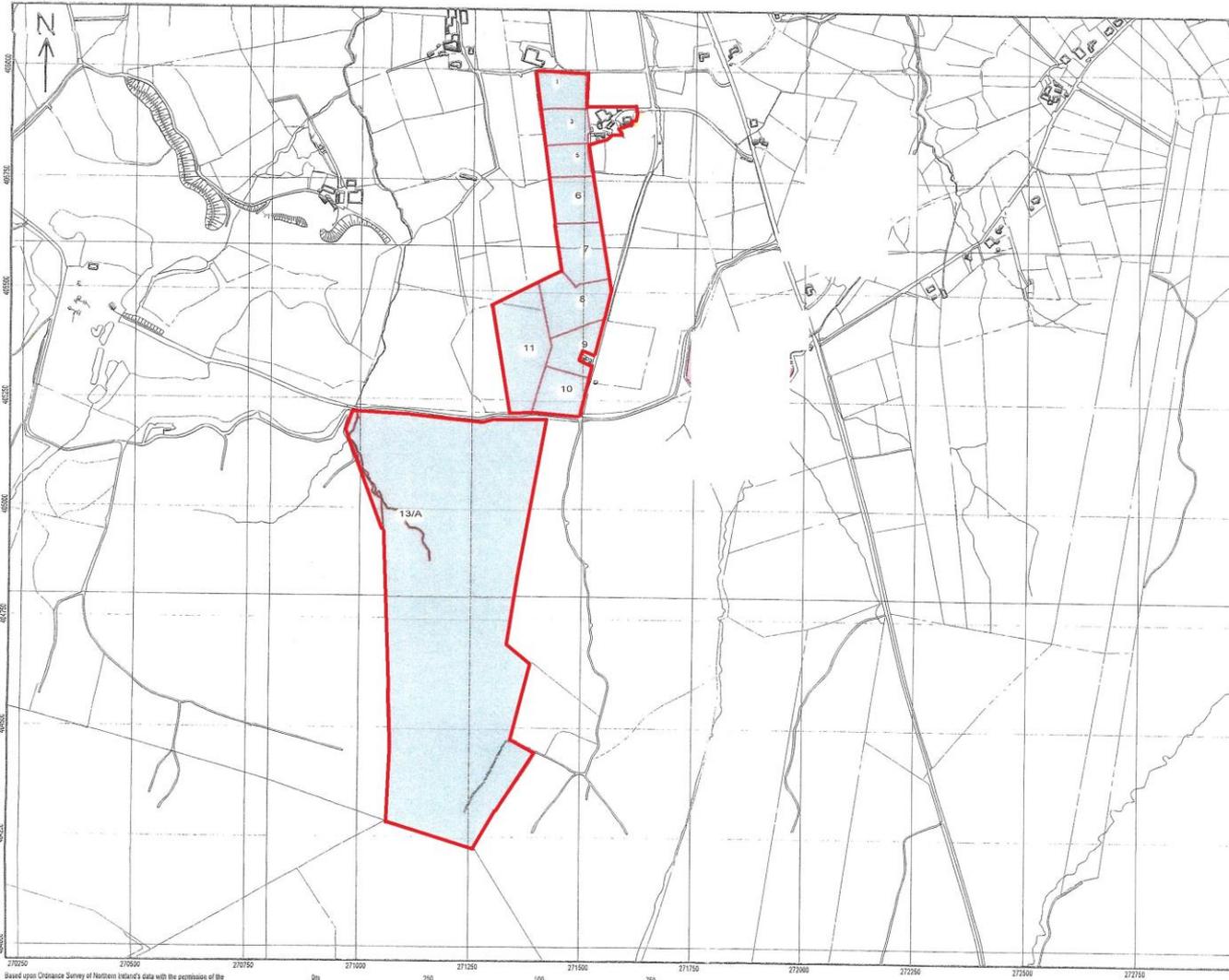
Field Attributes
 FSN: 5067056

Field No.	Area (Ha)	Type
1	0.87	SDA
3	0.85	SDA
5	0.70	SDA
6	1.05	SDA
7	1.32	SDA
8	1.63	SDA
9	1.00	SDA
10	1.07	SDA
11	2.88	SDA
13/A	30.22	SDA

This map does not convey legal ownership

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SALES DETAILS

Overall Guide Price - Offers Over £650,000

Tenure -: Assumed Freehold

**Viewing: Strictly by appointment only
through the Selling Agent**



Agent: Bensons
9 Dunmore Street, Coleraine
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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

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•These particulars do not constitute a contract or part of a contract.

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