

FOR SALE

BY PRIVATE TREATY

**28 MOY ROAD,
DUNGANNON,
CO. TYRONE,
BT71 7DS**



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

PERIOD RESIDENCE / RANGE OF OUTBUILDINGS / CIRCA. 14 ACRES OF ZONED LANDS



TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS EXCITING “ONCE IN A LIFETIME” OPPORTUNITY.

THIS LANDMARK “B” LISTED PERIOD RESIDENCE WITH RANGE OF FORMER AGRICULTURAL OUTBUILDINGS IS SET ON CIRCA. 14 ACRES OF PHASE 1 ZONED LANDS AND BENEFITS FROM SIGNIFICANT ROAD FRONTAGE TO BOTH THE MOY & GORTMERRON LINK ROAD.

LOCATED WITHIN DUNGANNON TOWN BOUNDARY, IN AN AREA THAT EXPERIENCES STRONG DEMAND FOR NEW DEVELOPMENTS THIS SUPERB LOT IS MOST CONVENIENT TO ALL TOWN FACILITIES INCLUDING RENOWNED SCHOOLS, LOCAL SHOPS, MAJOR EMPLOYERS AND THE PICTURESQUE DUNGANNON PARK AND HAS FANTASTIC ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING TO FURTHER AFIELD.

“SURE TO APPEAL TO DEVELOPERS, LAND BANKERS & THOSE SEEKING A PERIOD PROPERTY WITH FURTHER POTENTIAL ALIKE”

www.tomhenryandco.com

PROPERTY FEATURES...

- A GRADE "B" PERIOD RESIDENCE EXTENDING TO APPROX. 262 SQ M.
- SITUATED ON CIRCA. 14 ACRES OF PHASE 1 ZONED LANDS.
- RANGE OF FORMER AGRICULTURAL OUTBUILDINGS.
- LOCATED WITHIN DUNGANNON TOWN BOUNDARY.
- AREA WITH SIGNIFICANT DEMAND FOR RESIDENTIAL DEVELOPMENT.
- WITHIN WALKING DISTANCE OF MANY AMENITIES & FACILITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING.
- RESIDENCE IN NEED OF SOME REFURBISHMENT / MODERNISATION.
- SIGNIFICANT RETURN ROAD FRONTAGE TO BOTH THE MOY & GORTMERRON LINK ROAD.
- **OFFERS INVITED SUBJECT TO CLEAR TITLE ONLY.**
- SURE TO APPEAL TO DEVELOPERS, LAND BANKERS & THOSE SEEKING A PERIOD PROPERTY WITH SIGNIFICANT FURTHER POTENTIAL.







FOR I.D. PURPOSES ONLY.



TOM
HENRY & CO.
estate agents
working harder to make your move easier

FOR I.D. PURPOSES ONLY.



TOM
HENRY & CO.
estate agents
working harder to make your move easier

MAPS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.