



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**CIRCA 1.3 ACRES OF LAND WITH GOOD ROAD FRONTAGE
SITUATED IN THE TOWNLAND OF DERRYKERRIB,
NEWTOWNBUTLER**



DERRYKERRIB, NEWTOWNBUTLER

The subject Lands extend to circa 1.3 acres and is located off the Newtownbutler to Cavan road in the town-land of Derrykerrib. The Land is in one large plot and offers good frontage to the county road.

For purposes of identification the lands are highlighted in Red on attached map.

Directions: Take Wattlebridge Road from Newtownbutler, drive past McCaffreys Motorcycle Shop (On Right Hand Side), take second road on right for Derrykerrib, continue along this road for circa 1.75 miles, land situated on left hand side with For Sale Board.

**OFFERS AROUND £15,000
MAP FOR IDENTIFICATION PURPOSES ATTACHED**

Seamus Cox & Co for themselves and for the Vendors of this property whose agents they are giving notice that (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given, without responsibility and any intending purchasers or tenants 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 Seamus Cox & Co has any authority to make or give any representation or warranty whatever in relation to this property.