



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

### Circa 21 Acre Holding of Agricultural Land including Old Derelict Dwelling.



### **ALTNAPONER, BROOKEBOROUGH.**

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

The subject lands are located in the townland of Altnaponer, approximately 5 Miles from Brookeborough Village and 1 Mile from Moan's Cross. The Land consists of grazing and is laid out in good-sized subdivisions with some road frontage. A derelict dwelling is situated within the holding and may have potential for a replacement dwelling-subject to planning.

**Directions:** From Enniskillen proceed through Brookeborough Village (heading for Roslea) for Approximately 4 miles, arrive at crossroads (Moans Cross) and turn right, continue for exactly 1 mile and land is situated on your right Identified by Our For Sale Board. With a small parcel of land just before this on your left.

**PRICE ON REQUEST**

**MAPS 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.