

# FOR SALE ~ Land at Victoria Road, Bready, Strabane, BT82 0EB

**Price: Offers Over  
£400,000**

- Non residential farm of approximately 28 acres together yard and sheds.
- Approx. 27.7 acres of agricultural lands
- Lands laid out in good sized fields surrounding farmyard
- Access via shared laneway via Bready Road
- Sheds suitable for holding upwards of 50 cattle
- Possible building site subject to OPP
- Communications mast included in sale







We are pleased to offer this non-residential farm nestled on approximately 28 acres of elevated land, useful yard and sheds. Located just 7 miles from both Derry and Strabane, it provides the ideal balance between peaceful seclusion and city convenience.

This expansive 27.7 acre property boasts a substantial land area, providing ample space for various agricultural activities. The farm comes complete with well-maintained sheds, ideally suited for housing livestock or equipment storage. Located within the remit of one of the fields is a telecommunication mast. The farmyard is designed for efficiency and convenience. Enjoy breath-taking views from the elevated terrain, which offers a panoramic vista of the surrounding countryside and the meandering River Foyle. The property features well-proportioned fields, perfect for grazing or cutting with their layout and condition making them ideal for farming operations. All fields are thoughtfully fenced with stock proof fencing and mature hedgerows and supplied with water, ensuring the ease of managing livestock and agricultural activities. Situated halfway between Derry city and Strabane, you'll enjoy the convenience of being just a short drive away from both urban centres. This strategic location allows you to access city amenities, services, and transport links while returning to the tranquility of your rural retreat.

Don't miss out on this unique opportunity to own a piece of idyllic countryside with easy access to city life. For more information or to schedule a viewing, please contact Bensons.





For identification purposes only



**Agent:** Bensons  
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**Solicitor:** Mr C Clarke, Greer Hamilton & Gailey  
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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.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
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