



**OK
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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Lands at Mill Avenue, Sion Mills, Strabane

An exceptional opportunity within an established and historic location

LOCATION

The subject property is located within Sion Mills, a historic village situated approximately 3 miles south of Strabane within the north west of Northern Ireland. Positioned along the banks of the River Mourne, Sion Mills is widely recognised for its rich industrial heritage, having developed around the former Herdman's Linen Mill complex, once one of the largest flax spinning mills in Ireland. The village benefits from good connectivity to Strabane, Omagh and Derry/Londonderry, with the A5 arterial route located nearby providing access throughout the wider region.

The subject premises form part of the historic former flax spinning mill complex, a landmark development which remains central to the character and identity of Sion Mills. The surrounding area comprises a mix of residential, commercial, community and light industrial uses, with the property benefiting from a unique heritage setting together with frontage and accessibility within the village. Sion Mills itself is regarded as an established and desirable village location, noted for its historic architecture, strong sense of community and proximity to the wider North West region.

DESCRIPTION

The subject property comprises a substantial former mill complex extending across an irregular shaped site within Sion Mills. The property forms part of the historic Herdman's flax spinning mill development and includes a mix of former industrial buildings, ancillary accommodation, circulation areas and surplus lands situated adjacent to the River Mourne.

The existing buildings are of varying age and construction, reflecting the historic industrial nature of the site, and provide a combination of storage, workshop and former operational accommodation. Externally, the property benefits from extensive yard and open space areas together with established access throughout the complex.

Given the scale, character and riverside setting of the property, the site may offer potential for a range of alternative uses or redevelopment opportunities.

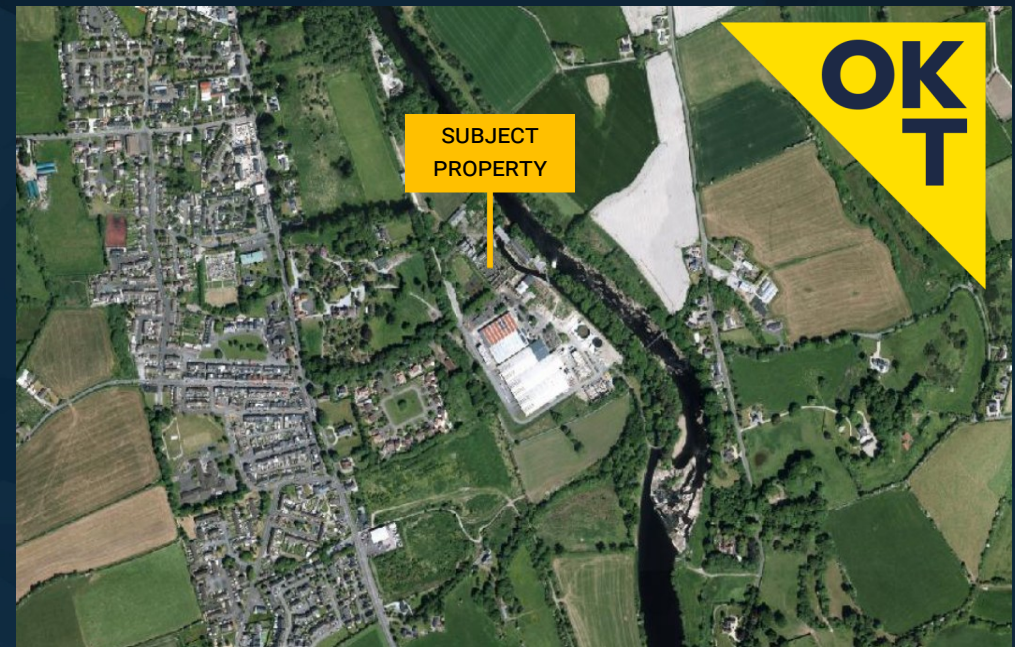
ACCOMMODATION

DESCRIPTION	AREA (HA)	AREA (ACRES)
Site Area	2.06	5.09

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/1692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4445





LISTED STATUS

IHR 04181:001:00 (Mill Buildings)

IHR 04181:000:00 (Herdman's Flax Spinning Mills Site)

HB10/07/004 (Historic Building—Mill)

BHARNI: 10/07/002 (Heritage at Risk)

SALES DETAILS

We are instructed to invite sealed bids for the purchase of the land. All prospective purchasers are requested to submit their offers in strict accordance with the requirements detailed below.

Each sealed bid must contain the following information:

1. **Identity of Purchaser** – Full name, photographic identification, and current contact details of the proposed purchaser(s).
2. **Purchase Price** – The price the purchaser is prepared to pay for the property.
3. **Deposit** – Confirmation of the deposit amount being offered.
4. **Funding** – Details of the proposed funding supported by satisfactory proof of funds.
5. **Conditionality** – Please note that unconditional offers are sought. Any conditions attached to an offer must be clearly stated and will be taken into consideration during the assessment process.
6. **Due Diligence** – A statement confirming the extent of due diligence undertaken by the purchaser in advance of submitting their offer.
7. **Timescales** – Exchange of contracts, with a 10% deposit payable, is required by 19 June 2026, with completion to take place no later than 3 July 2026.
8. **Solicitor Details**—to include contact details of the purchaser's appointed solicitor.

All sealed bids must be received no later than **12:00 Noon on Thursday, 12 June 2026**, clearly marked "Lands at Mill Avenue", and submitted by delivery or email to:

O'Connor Kennedy Turtle 20–22 Stable Lane Coleraine BT52 1DQ
F.A.O: Michael Burke (Michael.burke@okt.co.uk)

Please note: It is the sole responsibility of the interested party to confirm that their sealed bid has been received by O'Connor Kennedy Turtle prior to the closing deadline. Receipt will not be automatically acknowledged.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MICHAEL BURKE

07872 055552

michael.burke@okt.co.uk

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.