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Your
Local
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Experts.

For Sale

Exceptional Prominently Located C. 65.6 Acre Residential
Farm

(Available in Lots)

105 Ballyrobin Road,
Muckamore,
Antrim,
BT41 4TF

AGRICULTURAL LANDS



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AGRICULTURAL LANDS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43
21-38	F		
1-20	G	11	



Location

This superb farm is situated in a highly sought after prominent location fronting onto the main Ballyrobin Road. Belfast International Airport is located just C. 2 miles southwest, Antrim C. 5 miles north and Belfast C. 11 miles east thus enhancing unrivalled convenience and accessibility from all directions across the province including all major ports.

Description

This outstanding C. 65.6 acre farm which benefits from significant road frontage comprises top quality highly fertile arable quality lands in addition to a beautiful detached traditional 4 bedroom farmhouse which is exquisitely poised within a traditional courtyard comprising stone outbuildings and horse stables.

This sale presents a rare opportunity for the fortunate purchaser to acquire a considerable block of recently reseeded pasture which benefits from top quality livestock proof warranted fencing and is highly capable for either arable or grazing purposes.

The free draining lands which are held on either side of the Ballyrobin Road are mostly of flat gently sloping topography and present an excellent opportunity to acquire the entire block or indeed to purchase part of this substantial holding.

Future Development Potential

Given part of the land shares a boundary with Karl Business Park, this may lead to future industrial development potential, subject to statutory approvals.

We have also identified a plot within the holding which may be suitable for at least 2 infill dwelling sites, subject to obtaining planning approval.

We would recommend interested parties make their own planning enquiries in this regard.

Dwelling House Measurements

Ground Floor:

Living Room : 4.3m x 3.48m

Reception : 4.3m x 2.32m

GF Bedroom : 4.3m x 1.93m

Bathroom : 1.8m x 2.64m

Kitchen : 5.1m x 3.08m

Reception : 4.6m x 4.2m

First Floor:

Bedroom 1 : 3.42m x 2.55m

Bedroom 3 : 3.1m x 2.4m

Bedroom 2 : 3.23m x 3.3m

Bedroom 4 : 4.32m x 4.3m

Lots

The vendors will consider sale of the property in lots subject to offers and interest received.

Sale Details

Price on Application.

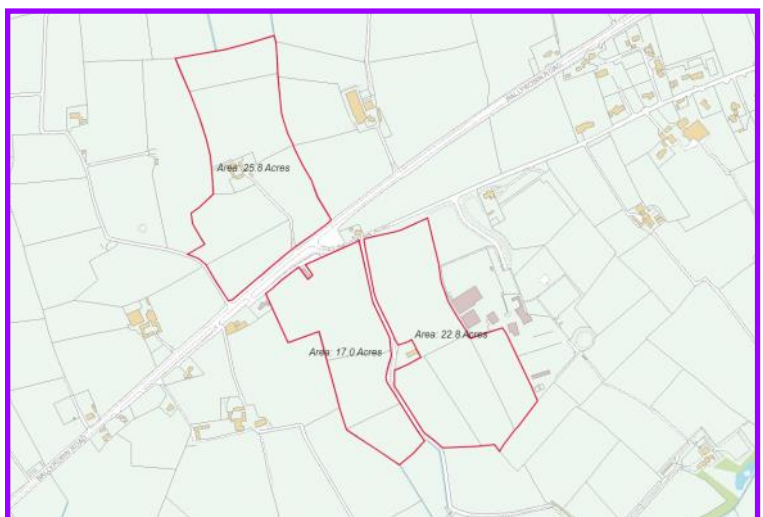


Indicative Spatial Boundary Maps (For Indicative Purposes Only)

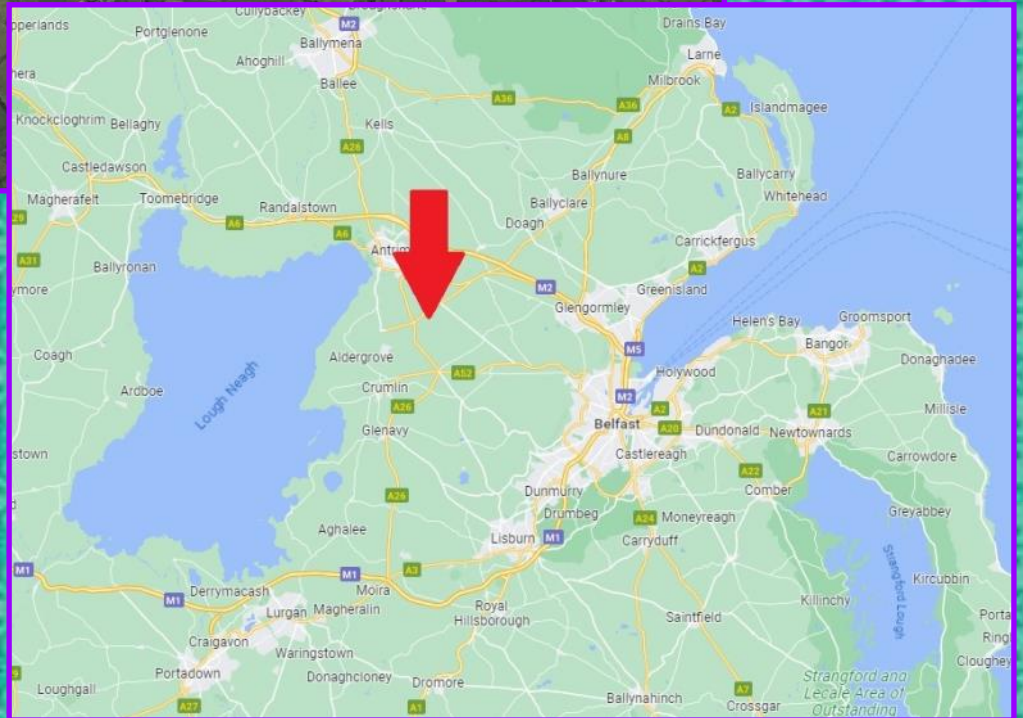
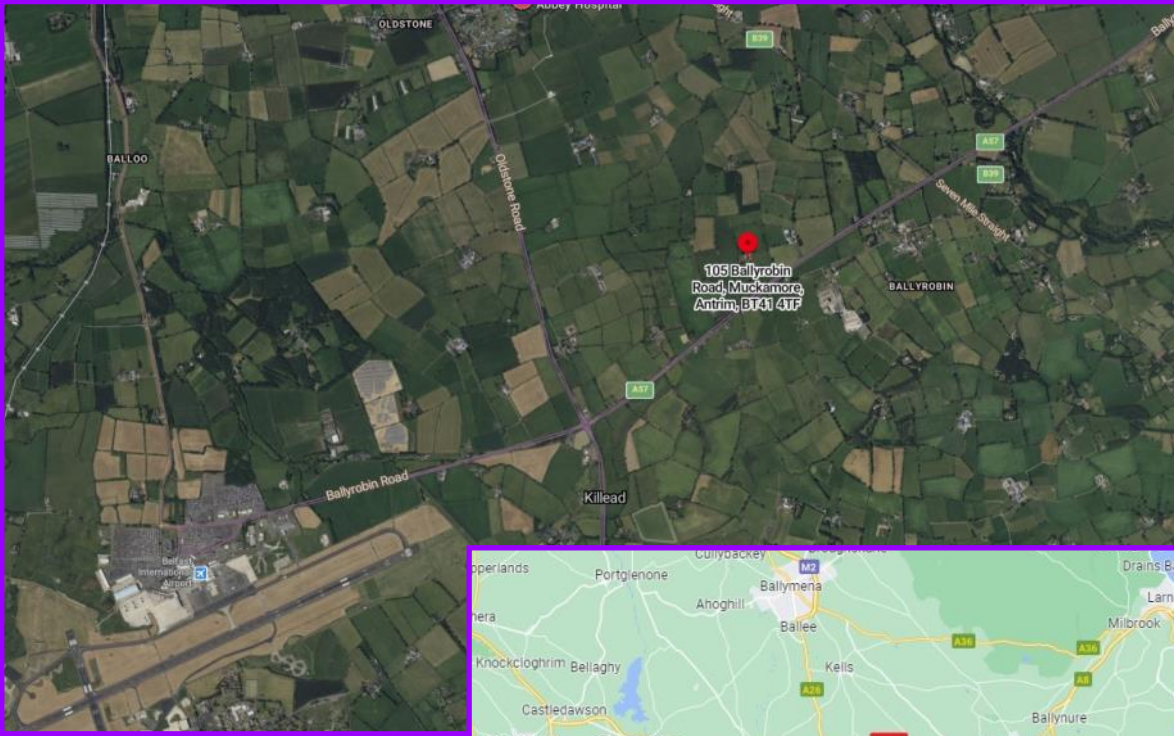
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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