

An aerial photograph of Squires Hill in Belfast, showing a large green field with a red boundary line. In the foreground, there are two telecommunication towers and several small buildings. The background shows a dense urban area of Belfast under a cloudy sky.

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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

**Squires Hill, Ballyutoag Road, Upper Hightown Road
and Crumlin Road, Belfast, BT14 8SA**

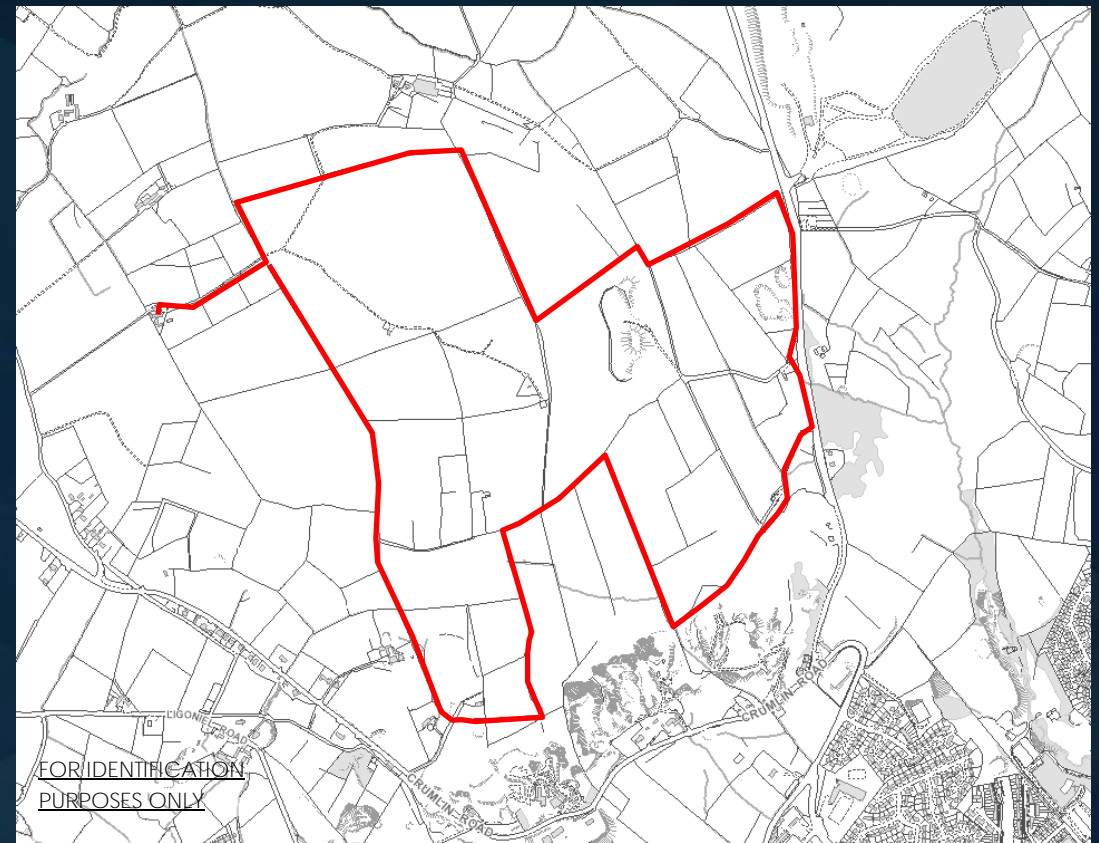
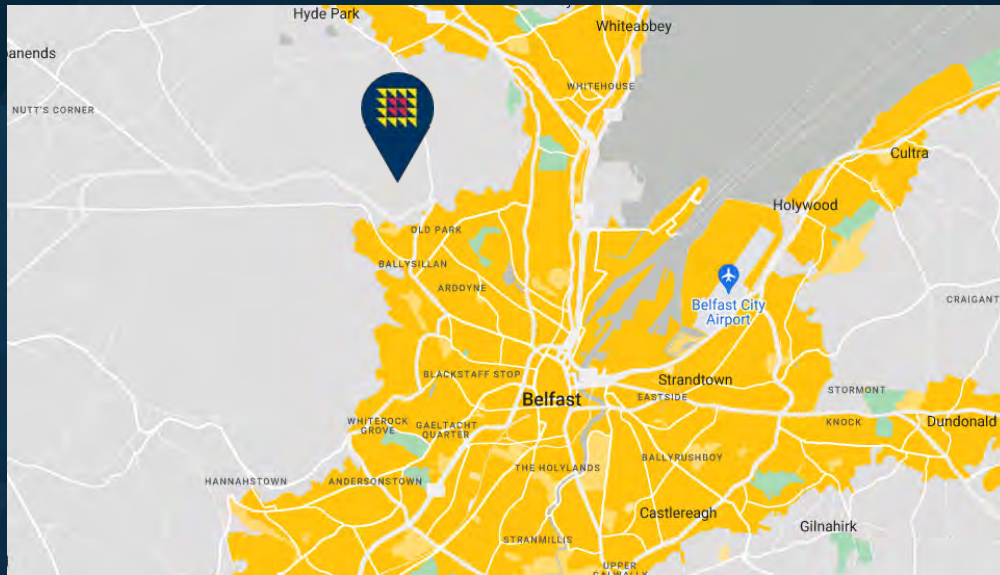
Income producing agricultural holding c.233 acres

LOCATION

The subject lands are located c. 3.5 miles from Belfast and c. 3 miles from Mallusk.

Located between Divis Mountain and Cave Hill the lands benefit from frontage onto Upper Hightown Road. The lands can also be accessed via laneways off Ballyutoag Road and Crumlin Road.

The surrounding area is predominantly in agricultural use, with a number of quarry operators in the surrounding area.



DESCRIPTION

The lands extend to c. 233 acres across 18 no. fields.

The majority of the lands form the peak known as Squires Hill, which at its highest point is c. 368m above sea level with views over the city. The lower fields are better quality grassland.

The lands would be suitable for a range of uses subject to obtaining the necessary planning consents.

There are 2 former quarry sites within the lands, we have not carried out any enquiries as to the potential for further quarrying on the lands. Interested parties should conduct their own due diligence.

The agricultural holding generates an annual income, further details available from the selling agents



SITE / FIELD AREAS

Field No.	Area (Acres)	Area (Hectares)
1	2.3	0.92
2A	3.7	1.48
3	8.3	3.34
7	6.3	2.56
8	7.9	3.20
9	4.0	1.62
10	14.1	5.69
15	11.5	4.64
16A	4.8	1.94
17	8.2	3.32
18	7.0	2.82
20	8.1	3.28
21	11.1	4.50
22	28.7	11.63
25	29.4	11.88
26F	54.5	22.06
26G	12.4	5.03
26H	10.8	4.37
TOTAL AREA	233.1 Acres	94.28 Hectares



SALES DETAILS

PRICE: On Application

TITLE: Assumed freehold

VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.



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/2017/692/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.

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FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

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