



OK
T

FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Agricultural Lands at Brustin Brae Road / Ballytober Road / Old Glenarm Road, Larne

Prime agricultural land extending to c. 115.6 acres with road frontage

LOCATION

Larne is a industrial provincial port town on the eastern coast of Co. Antrim, c. 25 miles north of Belfast and c. 20 miles east of Ballymena.

The lands are located c. 2.5 miles north of Larne.

DESCRIPTION

PARCEL A - BRUSTIN BRAE ROAD / BALLYTOBER ROAD

The lands which extend to c. **27.43 acres** across 3 no. fields benefit from frontage onto both Brustin Brae Road (c.345 m) and Ballytober Road (c.250 m) with direct access off both. The holding comprises excellent quality grassland with a relatively flat topography suitable for grazing.

PARCEL B - BRUSTIN BRAE ROAD / OLD GLENARM ROAD

The lands which extend to c. **72.06 acres** across 13 no. fields, front Brustin Brae Road (c.390 m) and Old Glenarm Road (c.330 m) benefitting from direct access off both. The holding comprises good quality grassland with a gently sloping topography from west to east. The lands are currently used for grazing but would also be suitable for cutting.

PARCEL C - OLD GLENARM ROAD

The lands which extend to c. **16.11 acres** across 4 no. fields, front Old Glenarm Road (c.560 m) and are accessed off same. The holding comprises good quality grassland with a relatively flat topography. The lands are currently used for grazing but would also be suitable for cutting following reseeding and drainage works.

There is potential for an infill site on the lands subject to obtaining the necessary planning consents.

THE LANDS CAN BE SOLD IN 1 OR 3 LOTS.



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/uksi/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.

REF: 7931

An aerial photograph of a rural landscape featuring a large parcel of land outlined in yellow. The parcel is situated in a valley with rolling hills in the background. The land is divided into numerous smaller fields by stone walls. A road runs along the right side of the parcel, and a house is visible within the parcel's boundary. The overall scene is a typical rural setting with green fields and stone walls.

**OK
T**

PARCEL A (27.43 Acres)

FOR IDENTIFICATION PURPOSES ONLY



**OK
T**

PARCEL B (72.06 acres)

FOR IDENTIFICATION PURPOSES ONLY

TENANCY

The lands are currently let on a 6 month agreement which expires on 30 September 2024. The lands will therefore have the benefit of vacant possession from 1 October 2024.

SALES DETAILS

PARCEL	SIZE	PRICE
PARCEL A	C. 27.43 acres (11.1 ha)	£270,000
PARCEL B	C. 72.06 acres (29.16 ha)	£720,000
PARCEL C	C. 16.11 acres (6.51 ha)	£135,000
ENTIRETY	C. 115.6 acres (46.77 ha)	£1,125,000

TITLE: Assumed freehold

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

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NOTE: All bidders must confirm the purchaser(s) name, address and nominated solicitor and provide clear and up to date proof of funds.

Mid & East Antrim Borough Council is not bound to accept or proceed with any offer and reserve the right to negotiate with any bidder to obtain further information / clarification on the detail of any proposal. Final approval by Council will be required following the conclusion of all bids.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

RACHEL MORRELL

rachel.morrell@okt.co.uk

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

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.

