



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Outstanding C. 83 Acre Dairy Farm With 3 Dwellings Thereon

On instructions of Mr Kenneth Craig and family due to Farm Business Diversification

55 Collin Road,
Ballyclare,
Co Antrim,
BT39 9TF

AGRICULTURAL LANDS



Location

This fertile dairy farm is prominently situated fronting onto the Collin Road in a highly sought after agricultural/residential area. The farm is located just 3 miles north west of Ballyclare, C.8 miles north of Templepatrick and C. 9.5 miles south west of Larne, thus benefitting from unrivalled access links with Belfast International Airport and the docks a short drive away in each direction.

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Description

This quality farm which is currently supporting a 10,000 litre average dairy herd comprises C. 80.6 acres agricultural land in addition to a modern 6 bedroom two storey farmhouse, 3 bedroom bungalow, 3 bedroom pre-fab bungalow and an extensive farmyard.

The farmyard is well equipped for purpose to include:

- Modern C. 8 year old Fullwood 8 point swingover parlour set up for auto ID if desired. (Also room left to extend parlour if required).
- 92 No. milking cow cubicles with slatted tank slurry storage.
- 4200 litre bulk tank.
- Covered livestock handling facilities.
- Slatted tank dry cow house with 16 cubicles.
- Slatted tank shed with 15 heifer cubicles.
- 3 bay lean to shed with calving pens.
- 3 bay hay shed.
- 3 bay lean to slatted heifer house with 9 cubicles.
- 3 bay Apex roofed general purpose shed x 20ft wide.
- Traditional stone outhouse with calf pens.
- 3 bay wagon roofed silo x 20ft wide.
- Backup PTO generator.
- Single phase electricity & mains water (Bore well available if desired).
- 4 bay apex calf house.
- 6 bay shuttered apex roofed silo.
- 60ft x 30ft outdoor block built silo.
- 9 tonne & 12 tonne meal bins.

The agricultural lands are in a high state of production served by road frontage and an internal laneway which has enabled the owner to run a successful dairy enterprise thereon.

Dwellings

55B Collin Road

55B (the main farmhouse) comprises a beautiful C.12 year old, C. 3,500 sq. ft. 6 bedroom, 2 storey property with attached garage, utility/shower room, open plan kitchen/diner with back boiler stove, GF office, living room, GF WC and 3 first floor bathrooms in addition to the large offering of bedrooms and walk in wardrobes.

The dwelling has been finished to an excellent standard as the photographs portray but full viewing is required to appreciate the spacious nature of this home.

55C Collin Road

55C comprises a cosy yet spacious C. 1,620 sq. ft. 3 bedroom bungalow constructed just 3 years ago.

The bungalow is finished with exquisite taste to include a solid timber open plan kitchen with integrated appliances, granite worktops and adjoining living space with solid fuel burning stove, living room, utility, WC, main bathroom and ensuite linked to the master bedroom.

55 Collin Road

This well finished mobile bungalow C. 1,020 sq.ft. is an ideal granny flat/staff residence or rental opportunity with 3 bedrooms, kitchen/diner, living room, utility and main bathroom. The bungalow has been maintained to a high standard and is deceptively spacious throughout.

Please note: Room measurements for all dwellings available upon request.

Accommodation

The lands extend to C. 80.6 Acres (32.6 Hectares).

Lots

The vendors may consider offers on individual lots of the complete holding subject to offers and interest received.

Please note: Also for sale on the instructions of the Craig family is a superb C. 83.5 acre residential farm at 11 Collin Road which presents the rare opportunity to acquire C. 166 acres in close proximity to each other.

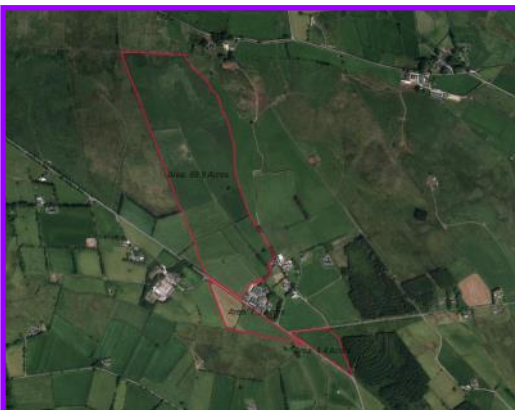
Sale Details

Price on Application.



Indicative Spatial Boundary Maps (For Indicative Purposes Only)

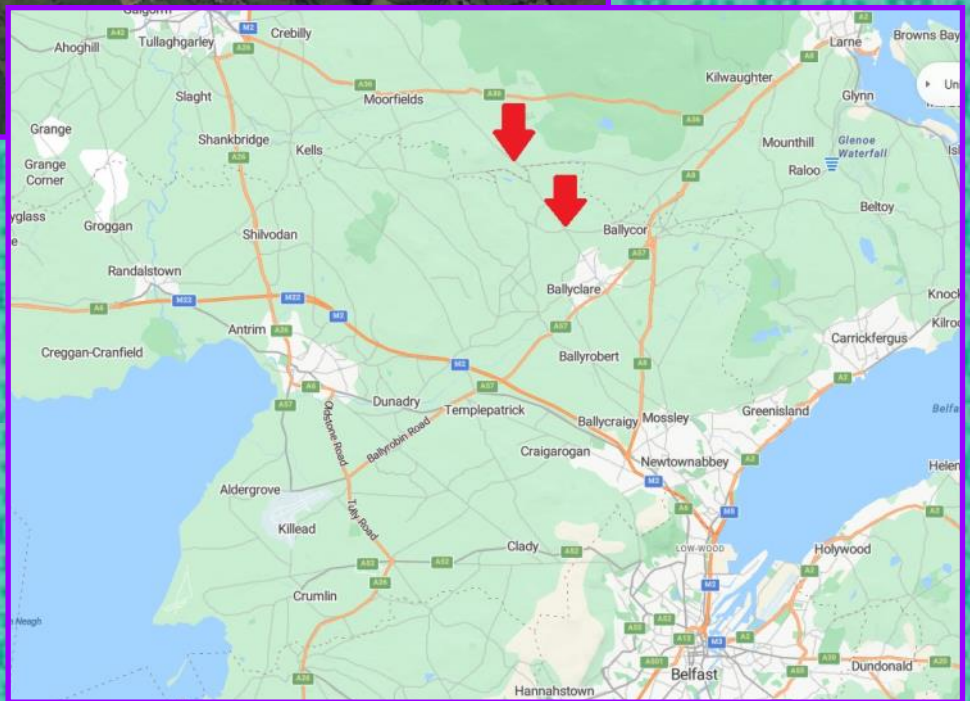
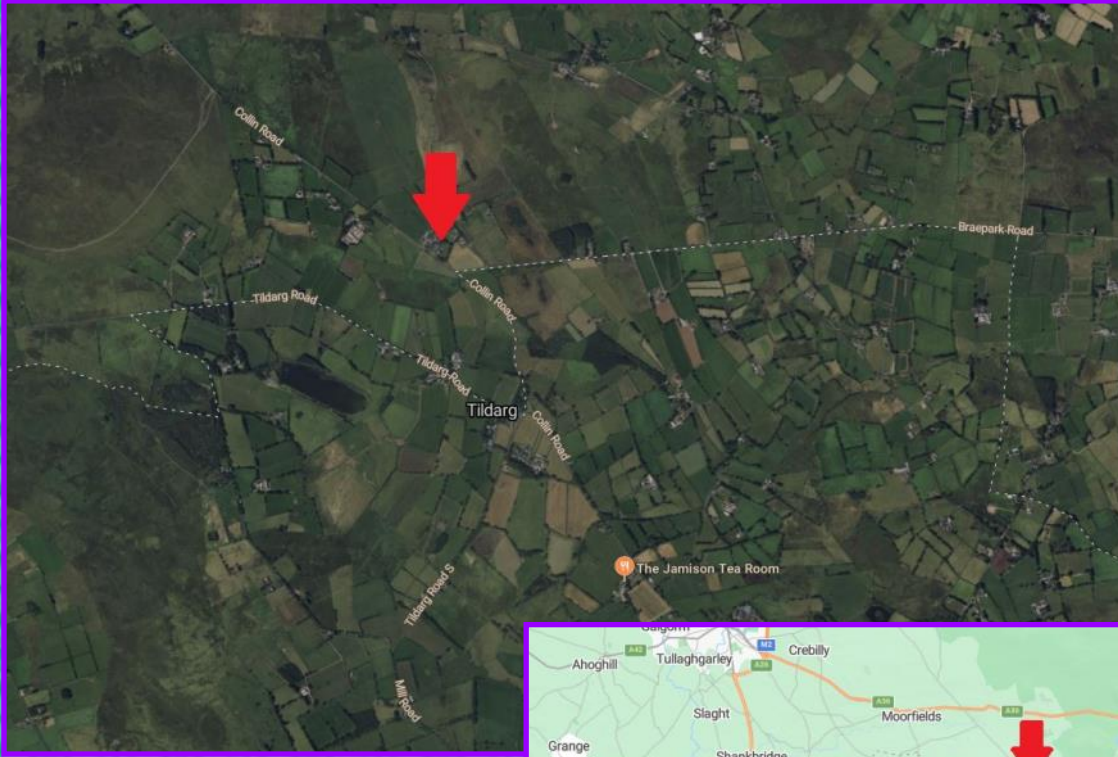
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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