



R A NOBLE & CO

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AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Top Quality C. 83.5 Acre Holding with
Modern Bungalow Thereon

Available in Lots

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

11 Collin Road,

Ballyclare,

Co Antrim,

BT39 9JR

AGRICULTURAL LANDS



Location

This top quality farm is conveniently situated fronting onto the Collin Road in a highly sought after agricultural/residential area. Ballyclare is located just 1 mile south east of the property which is also just C. 9 miles south west of Larne and C. 5.5 miles north east of Templepatrick. The property is highly accessible with Belfast International Airport and Larne docks just a short drive in either direction.

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Description

Lot 1—Bungalow & C. 28.1 Acres

This lot, which comprises C. 28.1 acres of top arable quality agricultural land is accessed via a private laneway from the Collin Road. The lands are served by an internal laneway where a livestock handling pen is also situated. Furthermore the Lands also include 2 football training pitches (one astro turf & 1 grass) which are included in the sale but can be removed if not desired by the prospective purchaser.

Dwelling

Nestled behind a crown of mature trees on an elevated yet private site is the elegant C. 2,123 sq.ft. bungalow.

This beautiful modern bungalow has been finished to an excellent standard to include:

- 4 bedrooms.
- Open plan kitchen/dining room.
- Utility & WC
- 2 receptions
- Main bathroom
- Ensuite & walk-in wardrobe in master bedroom.

The dwelling benefits from OFCH, DG PVC windows/doors, tiled bathrooms with separate stand alone bath and walk in showers, solid fuel burning stove, handmade solid timber kitchen with integrated appliances and island unit. Full viewing of this magnificent home is required to truly appreciate its character and charming appeal.

Please note: Room measurements available upon request.

Lot 2—C.55.3 Acres

Lot 2 comprises C. 55.3 acres agricultural lands which are accessed from and front onto the Sawmill Road.

C. 27.2 acres of this lot comprises top quality agricultural lands suitable for cutting/grazing purposes with the remaining C. 28.2 acres comprising a rough grazing meadow.

This lot is also served by an internal laneway and includes 2 general purpose steel portal framed sheds currently used for dry livestock housing/storage purposes.

Sale Details

Lot 1: Guide Price—Offers in region of £850,000.

Lot 2: Guide Price—Offers in region of £350,000.

Please note: Lots may be divided differently subject to interest and offers received from genuine prospective purchasers.

Please note: Also for sale on the instructions of the Craig family is an outstanding C. 83 acre Dairy Farm at 55 Collin Road which presents the rare opportunity to acquire C. 166 acres in close proximity to each other.

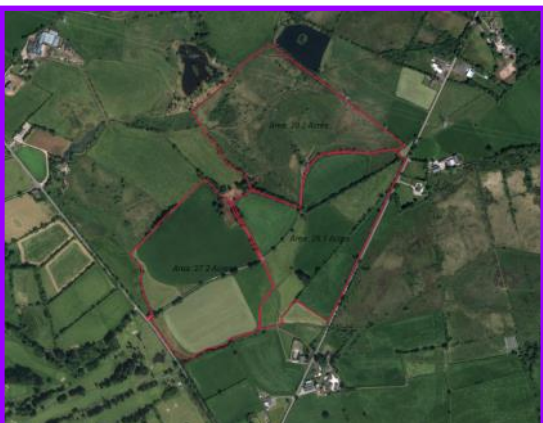


Floor Plan



Indicative Spatial Boundary Maps (For Indicative Purposes Only)

Ortho View



OSNI VIEW



