

An aerial photograph of a rural landscape featuring several green agricultural fields. A prominent yellow boundary line outlines a large, irregularly shaped area in the center of the image, which is the subject of the sale. The surrounding area includes smaller fields, some trees, and a few buildings. A road is visible on the left side of the image.

**OK
T**

FOR SALE

Lower Ballyartan Road, Claudy, BT47 3SY

Agricultural Lands extending to 27.5 Acres (11.13 Hectares)

LOCATION / DESCRIPTION

The lands are situated approximately 3.5 miles from the village of Claudy, and some 10 miles from Derry City with the newly dualled A6 being approximately located within 2.5 miles.

The holding extends to approximately 27.5 acres and is arranged over 6 fields with frontage onto the Lower Ballyartan Road.

The lands are currently laid to grass with boundaries and field divisions defined by a mix of stock proof fencing and tree/hedgerows.

Topography of the lands are undulating and there may be potential of the extraction of aggregates, subject to obtaining the necessary planning consents.

FARM AREA

The lands extend to c. 27.5 acres (11.13 hectares)

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.

SALES DETAILS

PRICE: We are seeking offers over £235,000
TITLE: We assume the property is held under freehold title
VAT: There will be no VAT chargeable on the sales price.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

MICHAEL BURKE

07872 055 552

michael.burke@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.