

**Tim Martin**  
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FOR SALE AS A WHOLE OR IN LOTS



Agricultural Holding  
107 Listooder Road  
Saintfield  
BT24 717

Price Guide  
£525,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

For Sale As A Whole Or In Lots, 20.658 Acre Agricultural Holding Including Bungalow, Agricultural Lands And A Potential Building Site.

Ideally situated almost equal distance between Saintfield, Crossgar and Ballynahinch, we are please to offer this quality agricultural holding extending to circa 20.658 acres or thereabouts with a detached bungalow set in its own spacious gardens along with a former cottage and outbuildings set in the centre of the agricultural lands and approached via a separate laneway.

The bungalow is in need of some modernisation and enjoys pleasing views over the surrounding countryside and is fitted with oil fired central heating.

The lands are currently all laid down to grass and are sub-divided into convenient sized fields and enjoy good frontage to the Listooder and Peartree Roads.

The former cottage provides (subject to planning) the opportunity to replace the cottage to provide for a second home if desired.

## FEATURES

- For Sale As A Whole Or In Lots 20.658 Acre Agricultural Holding
- Includes Bungalow, Agricultural Land And A Potential Building Site (Subject To Planning)
- Three Bedrooms
- Lounge
- Kitchen
- Bathroom
- Single Glazing And Oil Fired Central Heating And A Detached Garage
- Lands All Currently Laid Down To Grass And Sub-Divided Into Convenient Sized Fields
- A Former Cottage Provides (Subject to Planning) Opportunity to Replace And Provide A Second Home
- The Property Is Convenient To Saintfield, Ballynahinch And Downpatrick

## **Entrance Hall**

### **Lounge**

**14'10 x 11'5 (4.52m x 3.48m)**

Tiled fireplace; corniced ceiling; tv aerial connection point.

### **Kitchen**

**21'4 x 9'10 (6.50m x 3.00m)**

Double drainer stainless steel sink unit with mixer taps; range of formica eye and floor level cupboards and drawers; 'Cleopatra' oil fired range; quarry tiled floor; built-in cupboards.

### **Bathroom**

**10'2 x 5'9 (3.10m x 1.75m)**

White suite comprising, panel bath; low flush wc; pedestal wash hand basin; ½ tiled walls; hotpress with lagged copper cylinder; electric wall mounted radiator; bathroom cabinet.

### **Bedroom 1**

**13'11 x 9'11 (4.24m x 3.02m)**

### **Bedroom 2**

**11'5 x 9'6 (3.48m x 2.90m)**

### **Bedroom 3**

**15'5 x 11'6 (4.70m x 3.51m)**

Double built-in wardrobe with cupboards over.

## **Outside**

Bitmac drive providing ample parking and leading to:-

### **Detached Garage**

**19'11 x 11'11 (6.07m x 3.63m)**

Electric roller door; light and power points.

## **Gardens**

Spacious gardens to front, sides and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs and trees including Cherry and Rhododendron; fuel bunker.

## **Agricultural Lands**

The agricultural lands are situated on the opposite side of the county road and are sub-divided into 10 fields, all of which are currently laid down to grass. The majority of the land is level with one field rising steeply to the rear of the former cottage. Mains water is laid on in strategic locations throughout the lands.

## **Former Cottage**

The former cottage is of random stone construction with a rendered exterior and is fitted with a slate roof. The cottage is divided into two rooms with two small stores to either side of the cottage with a further store situated on the other side of the yard. The cottage has not been occupied for a considerable amount of years but retains much of its original features including, windows, doors and the remains of a fireplace. The cottage (subject to planning) could provide the opportunity to replace it for a second property.

**Location**

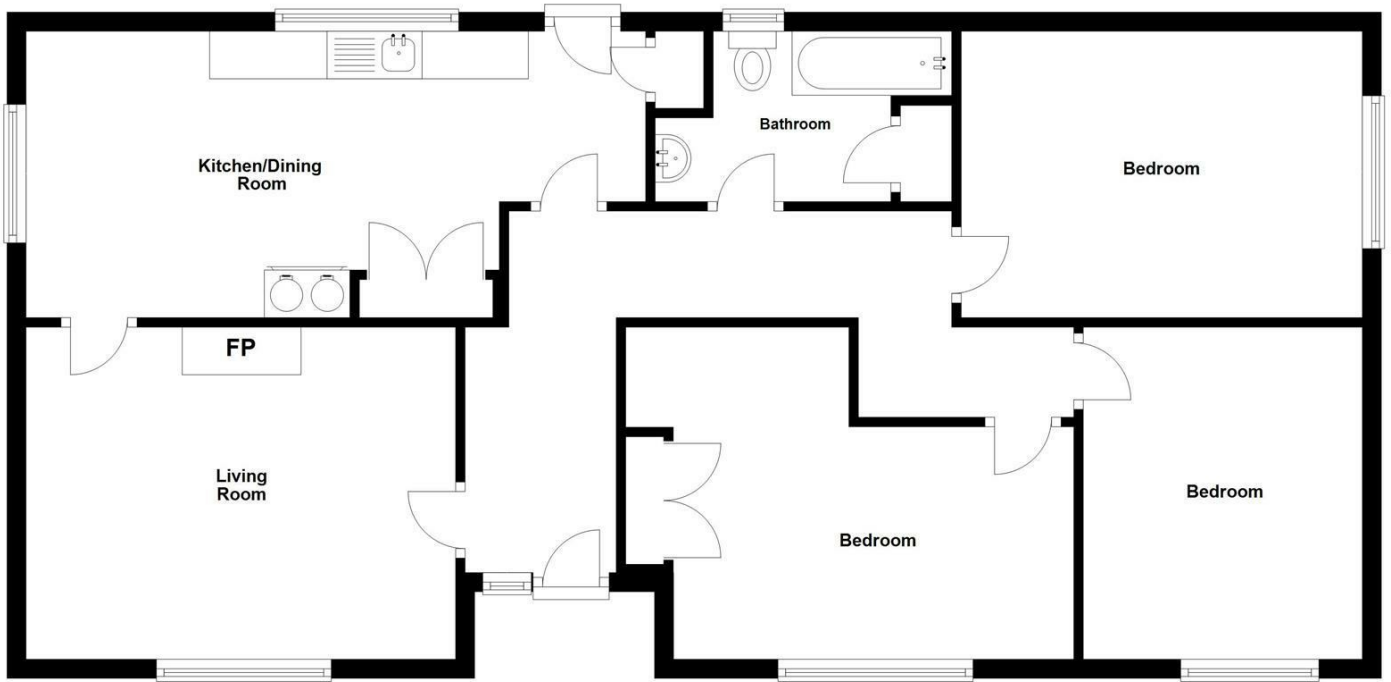
From Saintfield turn into Downpatrick Street at the former Danske Bank, proceed out the Listooder Road (a continuation of Downpatrick Street) for approximately 3 miles. The bungalow is on the left hand side and the lane to the agricultural lands is just beyond the entrance to the bungalow on the right hand side.

**Capital / Rateable Value**

£136,000 = Rates Payable £1321.65 per annum (approximately)

**Ground Floor**

Approx. 90.8 sq. metres (977.8 sq. feet)

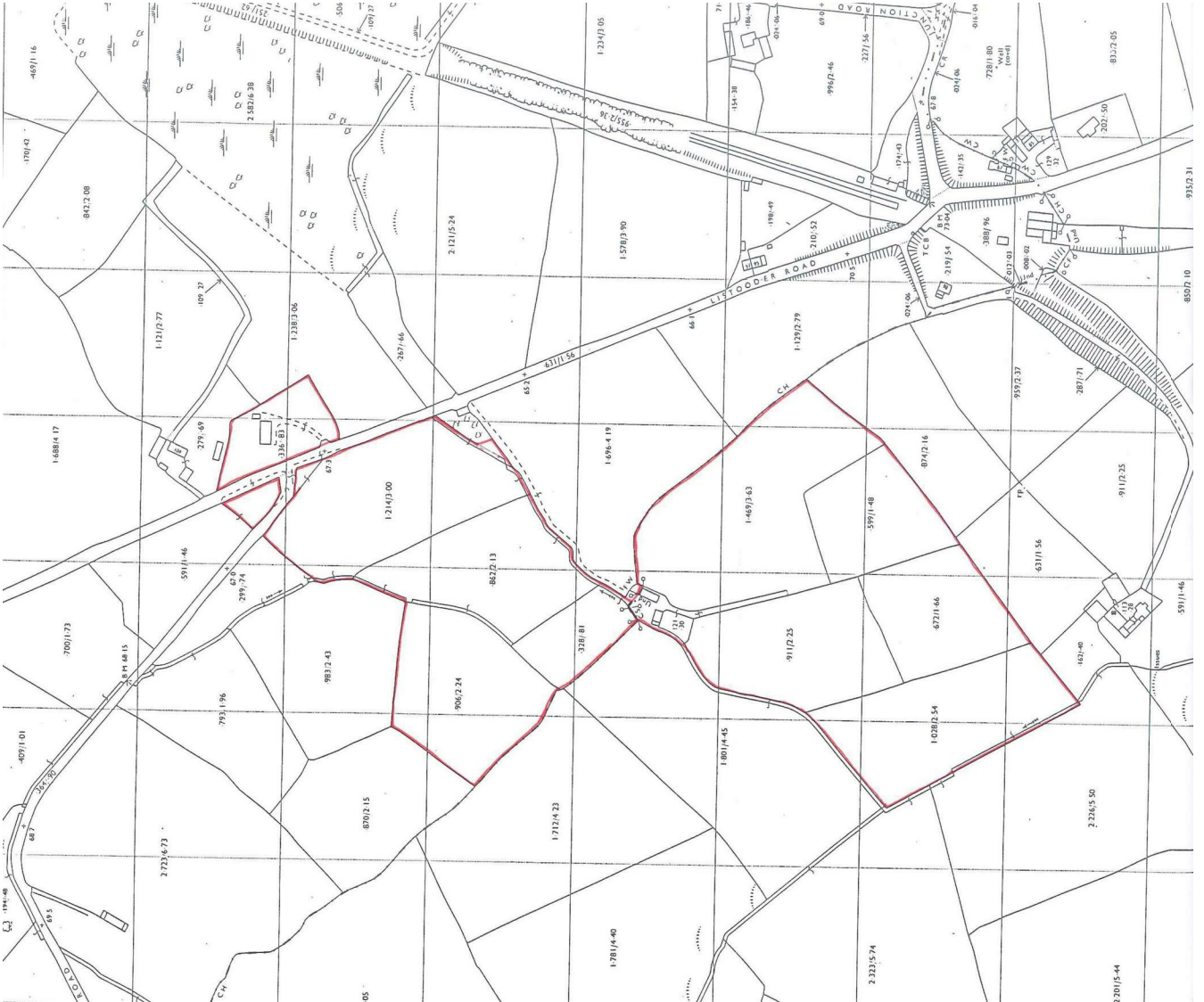


Total area: approx. 90.8 sq. metres (977.8 sq. feet)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Saintfield  
 1B Main Street, Saintfield, BT24  
 7AA  
 T 028 97 568300

Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

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