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Local  
Property  
Experts.

# For Sale

## Excellent C. 52 Acre Farm Holding With Potential Replacement Dwelling Sites Thereon

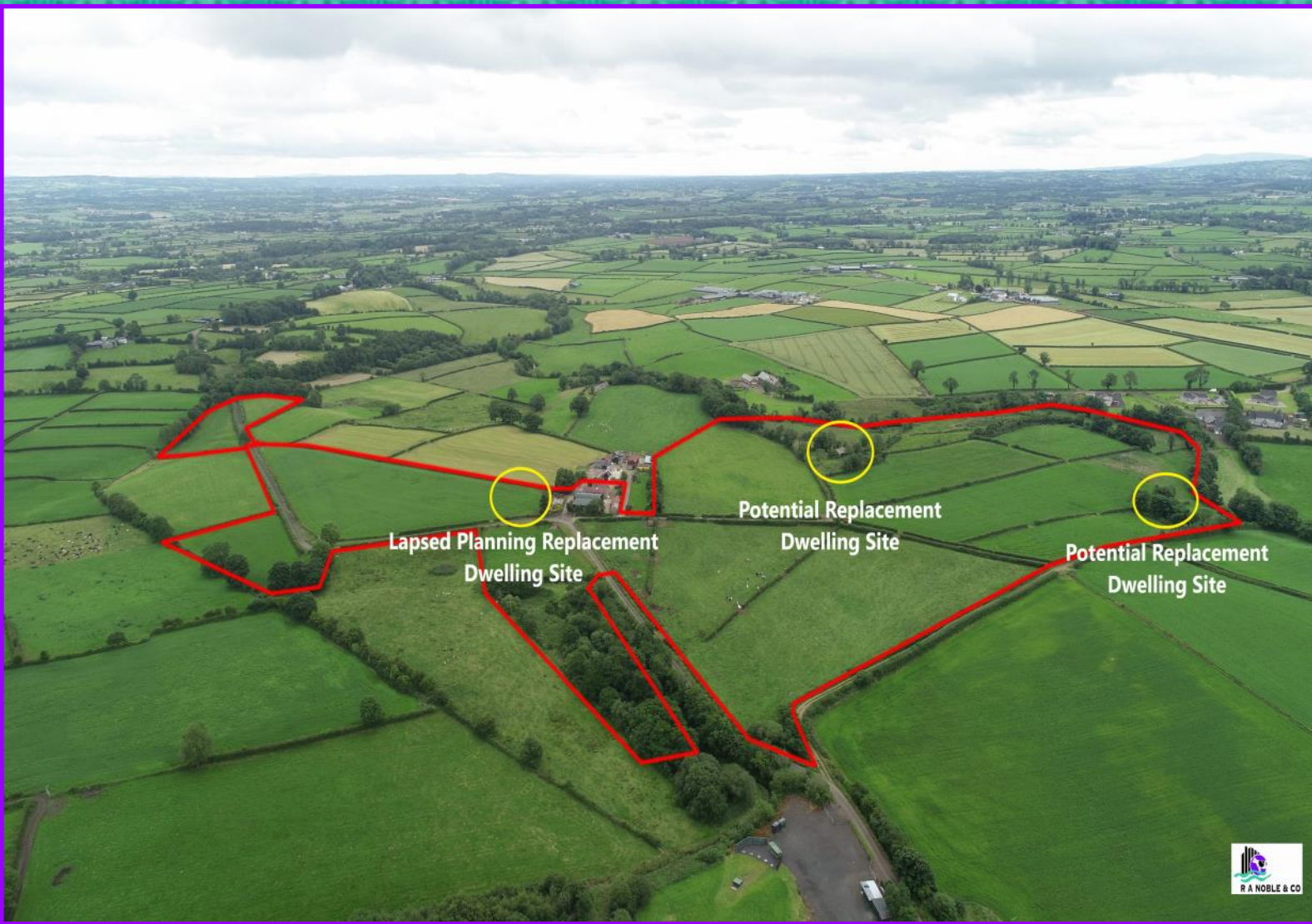
On instructions of Mr & Mrs Richard & Cherie Arthur due to Business Diversification

66 Knockaduff Road

Coleraine

BT51 3SR

AGRICULTURAL LANDS



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Coleraine  
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#### AGRICULTURAL LANDS

#### Location

This holding is situated in a highly sought after agricultural and residential area on the Knockaduff Road. The farm is situated approximately 6.5 miles South of Coleraine and 7 miles West of Ballymoney. The area is renowned for it's top quality land within Northern Ireland and is situated nearby some of Northern Ireland's spectacular natural attractions including the Causeway Coast and the Dark Hedges.

#### Description

This top quality farm which overlooks the Macosquin River comprises C. 52 acres of exceptionally free draining agricultural lands suitable for cutting and grazing purposes.

The farm which is served by mains water is split into a range of manageable field sizes and benefits from significant frontage to the Knockaduff Road.

Also included in this property is a range of established farm buildings to include:

- 60' x 22' Wagon roofed machinery/general purpose shed.
- 60' x 25' lean to slatted shed with cubicles and livestock handling facilities.
- Open silo clamp/midden.
- A range of traditional looseboxes ideal for storage or sick/maternity livestock pens.

#### Replacement Dwelling Sites

The farm previously benefitted from planning permission for replacement of the farmhouse dwelling which has recently been demolished. The planning has now lapsed however we understand that this should be suitable for a replacement dwelling site subject to planning.

As per the annotated aerial imagery there are a further two former dwellings located on this farm which should be suitable to obtain replacement dwelling site permissions, subject to statutory approval.

Therefore this farm has the potential for 3 replacement dwelling sites in a highly sought after residential area which would be ideal for the fortunate purchasers personal use or to obtain planning permissions and dispose of the valuable dwelling sites. This presents a unique opportunity to add significant value to the overall holding.

Please note—Also for sale on instructions of the Arthur family is the outstanding C. 110 Acre Dairy Farm at 94 Agivey Road which presents the opportunity to acquire C. 160 acres top quality lands in close proximity to each other.

#### Accommodation

The lands extend to C.52 Acres (21.05 Hectares).

#### VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

#### Lots

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





**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

**Sale Details**

Price on Application.



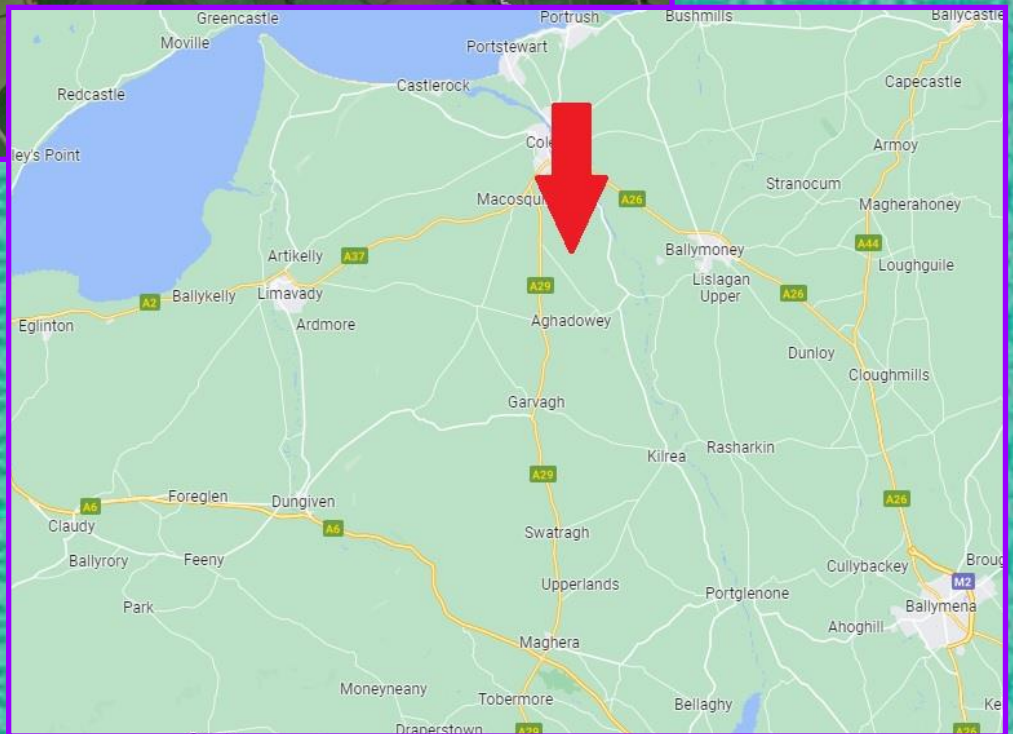
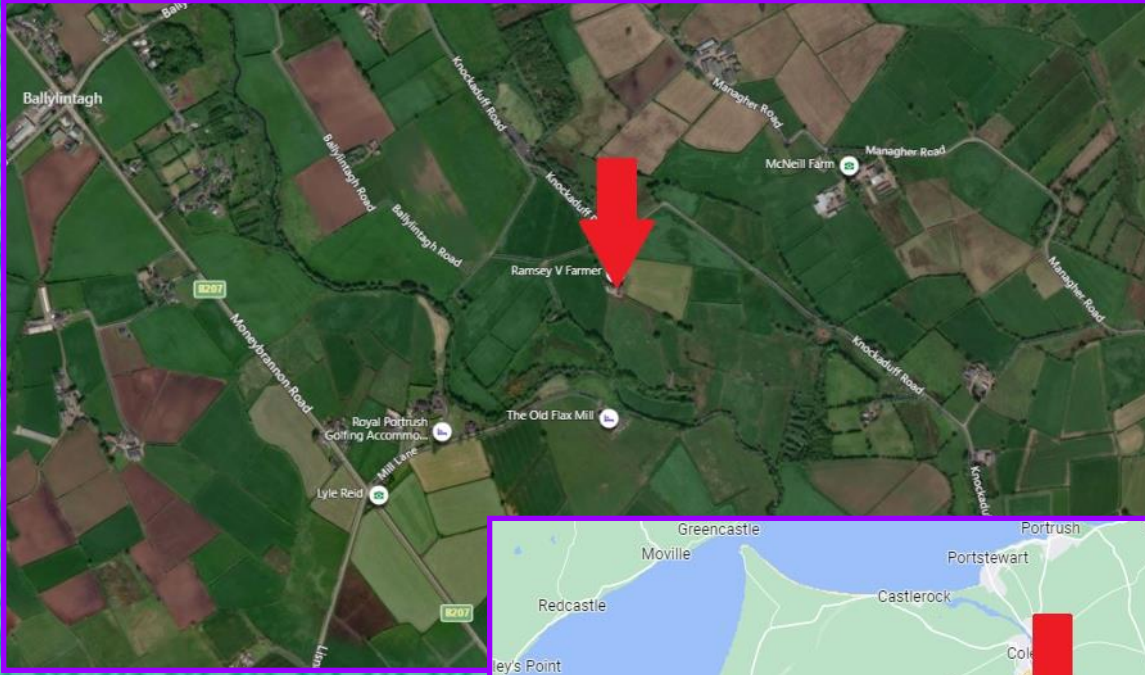
**Indicative Spatial Boundary Maps (For Indicative Purposes Only)**

**Ortho View**

**OSNI VIEW**



# Location Maps



FOR INDICATIVE  
PURPOSES ONLY

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