



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**60 RAW BRAE ROAD
WHITEHEAD
CARRICKFERGUS**



**A SUBSTANTIAL DAIRY FARM IN A HIGHLY
SCENIC LOCATION WITH A FINE PERIOD FARM
RESIDENCE, RANGE OF FARM BUILDINGS & c.
100 ACRES OF LAND**

(Available in one or more lots)

www.jamcclelland.com



We are delighted to present this highly attractive holding to the market with comfortable two storey period farm residence, renovated and well maintained with generous accommodation to include three reception rooms, three bedrooms and two bathrooms. The property has exceptional views over Belfast Lough, a mature garden and private access to the front of the dwelling. Outside, the farmyard has a range of traditional livestock accommodation for approx. 80 dairy cows and their followers with a 16 cow swing over herringbone parlour, 5000L Fullwood bulk tank, interconnecting slatted cubicle houses, dry cow house with covered feeding area, open clamp silo and a 280,000G Permastore slurry store. The lands extend to approx. 100 acres with extensive road frontage lending itself to be easily subdivided if required. Fields are all under grass at present and good quality. The farm is well located approx. 1 mile from Whitehead and approx. 5 miles from Carrickfergus. Early inspection is highly recommended.

PRICE: O.I.R.O. £1,630,000

Or in lots as follows: -

Lot 1 - House, farmyard & c. 33.3 acres - £750,000

Lot 2 - c. 15.84 acres fronting Raw Brae & Belfast Rd - £250,000

Lot 3 - c. 32.22 acres fronting Raw Brae & Acreback Rd - £380,000

Lot 4 - c. 18.7 acres fronting Main Bentra Rd - £250,000

VIEWING: By appointment





Accommodation

ENTRANCE HALL

PVC glazed front door, double radiator, stairs to first floor with mahogany banister.

LOUNGE 15'9 x 13'7

Open fire with mahogany surround, tiled hearth, double radiator, feature wood panelled wall, archways connecting to the sunroom.

SUNROOM 17'10 x 15'9

Wall mounted electric fireplace, tongue and groove ceiling, doors to garden, 2 double radiators and excellent views over the garden and towards Belfast Lough.

LIVING ROOM 13'2 x 13'6

Wood burning multi fuel stove with back boiler, single radiator, decorative cornice and connecting door to kitchen.

KITCHEN 11'6 x 19'3

Farmhouse kitchen with good range of high and low level cupboards, display unit, shelved dresser, integral 'Bosch' dishwasher, space for fridge and microwave, 1 1/2 bowl sink and drainer unit, coloured 'Rangemaster Classic Deluxe 90' gas stove, tiled between cupboards, tiled floor, double radiator, beam ceiling and Velux window.

UTILITY ROOM 15'9 x 12'

Range of fitted units, stainless steel sink unit and plumbed for washing machine.



DOWNSTAIRS BATHROOM

Bath, wash hand basin, wc, single radiator, tiled walls and floor.

First floor accommodation

BEDROOM 1 13'3 x 8' with single radiator.

BEDROOM 2 11' x 13'7 with built in robe and single radiator.

BEDROOM 3 13'5 x 13'6 with centre rose, cornice and double radiator.

SHOWER ROOM

Shower cubicle with 'Redring' electric shower, wash hand basin, wc, single radiator and 1/2 tiled walls.

LAUNDRY ROOM

Fully shelved and contains the hot water tank.

UPVC DOUBLE GLAZED WINDOWS

MAINS GAS CENTRAL HEATING & MULTI FUEL STOVE

MAINS WATER

PRIVATE SEPTIC TANK

Garden

Paved patio, extensive lawn, mature borders and shrubbery and private parking area.





Farmyard & Buildings

DAIRY PARLOUR 16 cow swing over herringbone parlour with ATL parlour feeders recently installed and 5000L Fullwood bulk tank.

COVERED COLLECTING AREA: Leading to range of interconnecting cattle sheds:

CUBICLE HOUSE 60' x 21' 32 cubicles, slatted shed with two mixing points.

CUBICLE HOUSE 60' x 21' 28 cubicles, slatted shed with feed barrier and covered feed area 65' x 13 1/2' connecting to: -

LEAN TO CUBICLE HOUSE 65' x 19'10 slatted shed with 17 cubicles (re-roofed)

SLATTED SHED 60' x 19 1/2' with feed barrier to front and side

YOUNG STOCK HOUSE 41' x 27' divided into two pens (one with rubber slats) side feed passage

COVERED HANDLING PEN 24' x 23'9

GENERAL PURPOSE SHED 60' x 24 1/2' with 2 calving pens and secure lock up

HEIFER REARING HOUSE 55' x 23' slatted shed with 24 cubicles all matted, with covered feed area

CALF HOUSE with 17 calf pens and loft above

ROW OF TRADITIONAL STEADING ADJOINING DWELLING

OPEN CLAMP SILO with reception tank

QMAC FEED BIN (to parlour feeders)

GALVANISED SPLIT FEED BIN

SLURRY STORE 'Permastore' 280,000G slurry store

MAINS WATER SUPPLY

Basic Payment Scheme

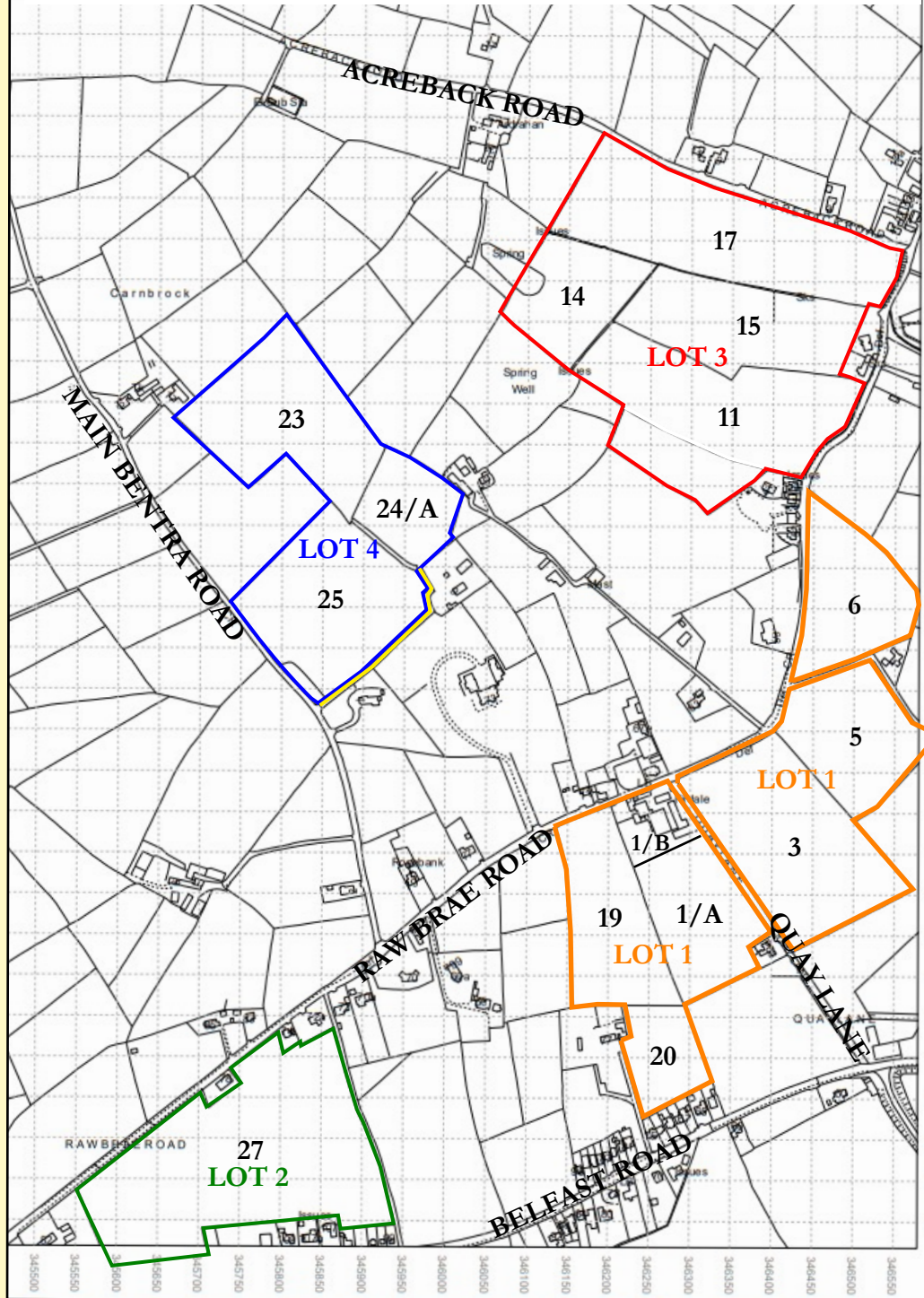
BPS entitlements may be available to purchase by separate negotiation, if required.

Title

Title enquiries to J. W. McNinch & Son, Solicitors, Carrickfergus



MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



FIELD SCHEDULE - LOT 1

FIELD No.	HECTARES	ACRES
1/A	1.702	4.205
1/B	0.263	0.649
19	2.324	5.742
20	1.068	2.639
3	3.798	9.384
5	2.221	5.488
6	2.104	5.198

Note: - Lot 1 can be further subdivided if required.

FIELD SCHEDULE - LOT 2

FIELD No.	HECTARES	ACRES
27	6.414	15.848

FIELD SCHEDULE - LOT 3

FIELD No.	HECTARES	ACRES
11	4.386	10.837
14	1.719	4.247
15	2.662	6.577
17	4.275	10.563

FIELD SCHEDULE - LOT 4

FIELD No.	HECTARES	ACRES
23	3.085	7.623
24/A	1.206	2.98
25	3.278	8.099

Land

The land is in the majority all good quality, under grass at present with excellent road frontage and well fenced for stock. If the land is sold in lots it will be the responsibility of the prospective purchaser(s) to provide a water connection to their respective lot if one is required.



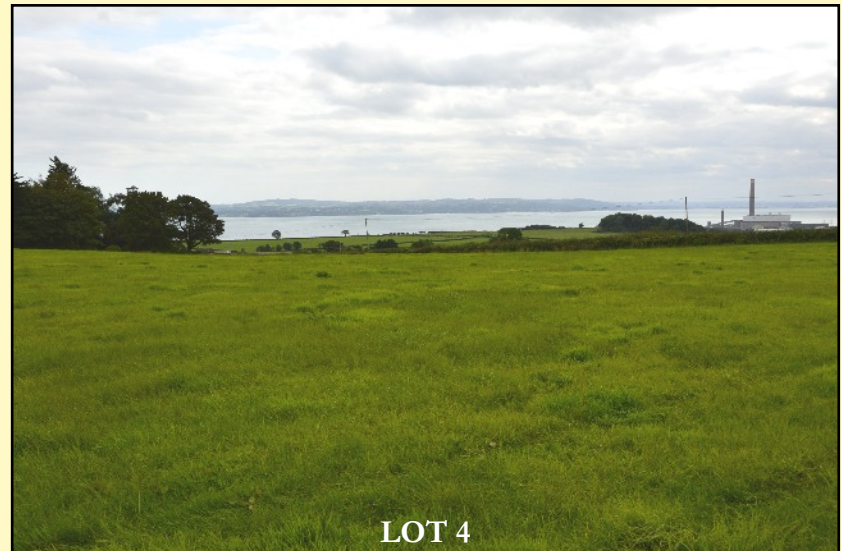
View from LOT 1



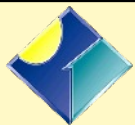
LOT 2



LOT 3



LOT 4



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	13 G