



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**214 HILLHEAD ROAD
BALLYCLARE**



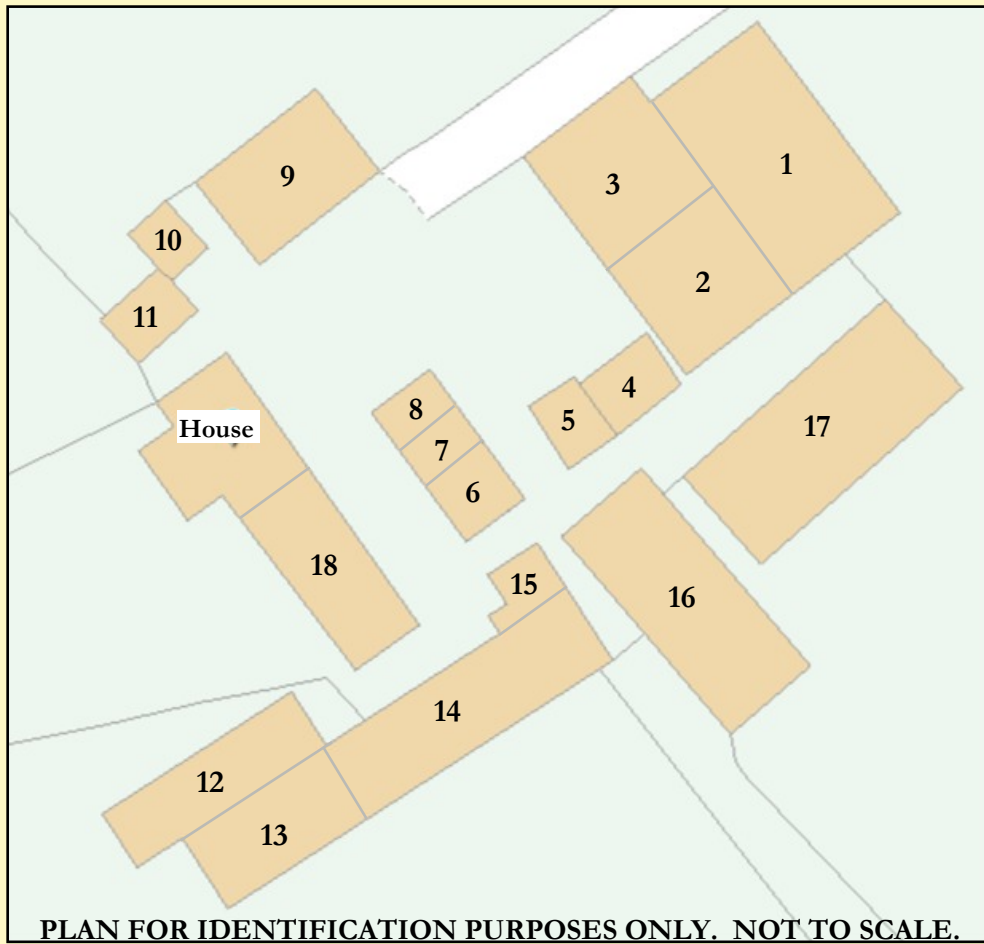
**AN OPPORTUNITY TO PURCHASE A SMALLHOLDING EXTENDING
TO c. 19 ACRES WITH DWELLING HOUSE & SUBSTANTIAL RANGE OF
OUTBUILDINGS WITH AN ATTRACTIVE RENTAL INCOME**

PRICE: *Offers over* £425,000

VIEWING: By appointment

www.jamcclelland.com

Yard Plan



A desirable smallholding with a traditional farmhouse, suitable for a replacement dwelling, subject to the necessary permissions and consents being obtained. The adjoining yard and outbuildings have been let to a number of tenants and are currently producing an annual income of approx. £13,000 p.a. The surrounding agricultural land extends to c. 19 acres, fields are all under grass and suitable for cutting and grazing. The holding is accessed off a shared concrete lane from the Hillhead Road. The property is well located approx. 2 miles from Ballyclare and a short distance from the A8 Belfast Road with links to Larne and Belfast. Early inspection is recommended.

Yard & Outbuildings *(All dimensions are approximate)*

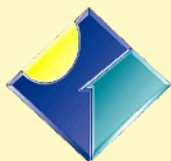
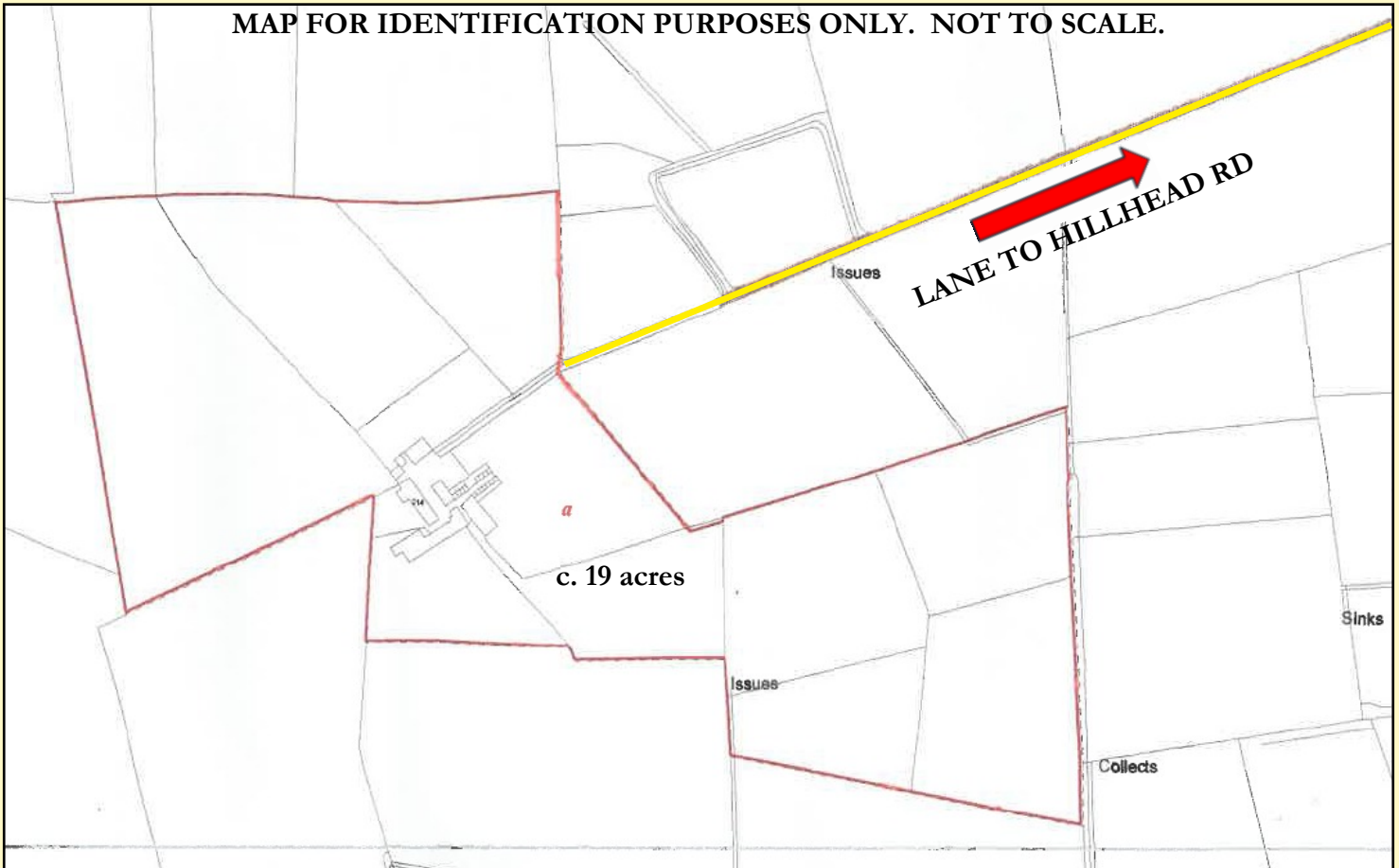
- 1 - 54'9 x 31'4 Shed with sliding door for vehicular access, solid floor.
- 2 - 31'10 x 29'2 Shed with sliding door for vehicular access, solid floor.
- 3 - 31'10 x 29'2 Shed with sliding door for vehicular access, solid floor.
- 4 - 20'7 x 14' Workshop with solid floor.
- 5 - 15' x 12'2 Workshop with solid floor.
- 6 - 18' x 21'6 Store with solid floor.
- 7 - 10' x 19' Open shed with solid floor.
- 8 - 19' x 10' Store with solid floor.
- 9 - 37' x 24' Workshop with sliding door for vehicular access.
- 10 - 10'6 x 13' Open shed with solid floor.
- 11 - 13' x 19' Store with solid floor.
- 12 - 52'6 x 13' Store with Lean to shed adjoining;
- 13 - 32' x 18' Store partially divided into pens.
- 14 - 74' x 18' Shed with sliding door for vehicular access with block built store within.
- 15 - 13' x 14' Store with solid floor.
- 16 - 64' x 24' Workshop with sliding door.
- 17 - 63'9 x 27' Workshop with sliding door for vehicular access.
- 18 - 50' x 19'10 Stone built former lofted barn adjacent to the dwelling house.

Rent Schedule

SHED No.	CURRENT RENT PASSING
1	£180 per month
2	£190 per month
3 + ½ of 16	£290 per month
4	£32 per month
6	£50 per month
12 + 13	£100 per month
14	£1000 per annum
17	£2300 per annum

LOCATION MAP

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



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