



## Misrepresentation Clause

1. Lynn & Brewster Ltd, give notice to anyone who may read these particulars as follows
2. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but not intended to constitute part of an offer or contract.
3. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being statement of representation or fact.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order.
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6. Any areas, measurements or distances referred to herein are approximate only.
7. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
8. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
9. None of the systems or equipment in the property has been tested by Lynn and Brewster Ltd for current IEE wiring regulations and the Purchasers/Leasees must make their own investigations.



**Lynn+**  
**Brewster**

028 2563 7733  
lynnandbrewster.com

Lynn & Brewster Ltd  
Registered Company No. NI623001  
Registered Address: 34 Broughshane Street, Ballymena, BT43 6EB  
Directors: Charles Lynn and Stuart Brewster



Land

## Land at Tullygarley Road, Ballymena

Located on the outskirts of Ballymena and situated within the townland of Tullygarley, approximately 41.47 acres (16.78 Ha) of mixed quality agricultural land being offered in 5 lots. The majority of the land has been in long term grazing with approximately 12.79 acres (5.17 Ha) used for cutting and grazing purposes. A number of the lots benefit from direct road frontage with the balance being accessed by shared laneways.

This is an excellent opportunity to acquire either small blocks or encompass a larger area of land to enhance an existing farming enterprise.

## Guide Price

**Lot 1** **£130,000**  
c.12.79 acres (5.17 Ha)

**Lot 2** **£60,000**  
c.7.64 acres (3.09 Ha)

**Lot 3** **£58,000**  
c.5.71 acres (2.31 Ha)

**Lot 4** **£55,000**  
c.9.61 acres (3.89 Ha)

**Lot 5** **£40,000**  
c.5.72 acres (2.32 Ha)

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**Brewster**

Residential Sales / Lettings & Management  
Land & New Homes / Agricultural & Equestrian  
Financial Services / Corporate Services

028 2563 7733

Lot and Field Schedule

	FIELD NO	HECTARES	ACRES	Guide Price
LOT 1	1A	4.855	11.997	£130,000
	1B	0.32	0.791	
	<b>Total</b>	<b>5.175</b>	<b>12.787</b>	
LOT 2	7	1.575	3.892	£60,000
	8	1.517	3.749	
	<b>Total</b>	<b>3.092</b>	<b>7.640</b>	
LOT 3	10	0.690	1.705	£58,000
	11	1.013	2.503	
	12	0.609	1.505	
	<b>Total</b>	<b>2.312</b>	<b>5.713</b>	
LOT 4	13A	0.96	2.372	£55,000
	13B	0.075	0.185	
	14	0.648	1.601	
	15	0.209	0.516	
	16	0.357	0.882	
	17	0.317	0.783	
	Additional paddock adj to Field 17	0.267	0.66	
	18	0.285	0.704	
	19	0.211	0.521	
	24	0.239	0.591	
	26A	0.249	0.615	
	26B	0.073	0.180	
	<b>Total</b>	<b>3.89</b>	<b>9.61</b>	
LOT 5	20	0.54	1.334	£40,000
	21	0.405	1.001	
	22	1.371	3.388	
	<b>Total</b>	<b>2.316</b>	<b>5.723</b>	
<b>Overall Total</b>		<b>16.785</b>	<b>41.473</b>	



Please note all areas and measurements are approximate  
 All photographs and boundaries are for identification purposes only and may not be exact.

Further maps available upon request, contact Charlie Lynn 07771958262

Tenure: Freehold

CL25092024JA





