



## J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

### FOR SALE

## FLUSH ROAD, BALLYHILL ROAD & BALLYUTOAG ROAD, LIGONIEL, BELFAST

*Photographs & boundary outline for identification purposes only. Not to scale.*



### **CIRCA 74 ACRES OF MIXED QUALITY CUTTING & GRAZING LAND CONVENIENT TO BELFAST**

*(Available in One or More Lots)*

An extensive block of land held in two lots with excellent frontage to the Flush Road, Ballyhill Road and intersected by the Ballyutoag Road. The lands comprise a c. 41.3 acre block suitable for grazing and c. 32.6 acres suitable for cutting and grazing, both lots have double road frontage and may be suitable for a range of alternative uses subject to the necessary permissions and consents being obtained. No BPS entitlements are available for transfer. Early inspection is recommended.

**PRICE: O.I.R.O. £320,000**

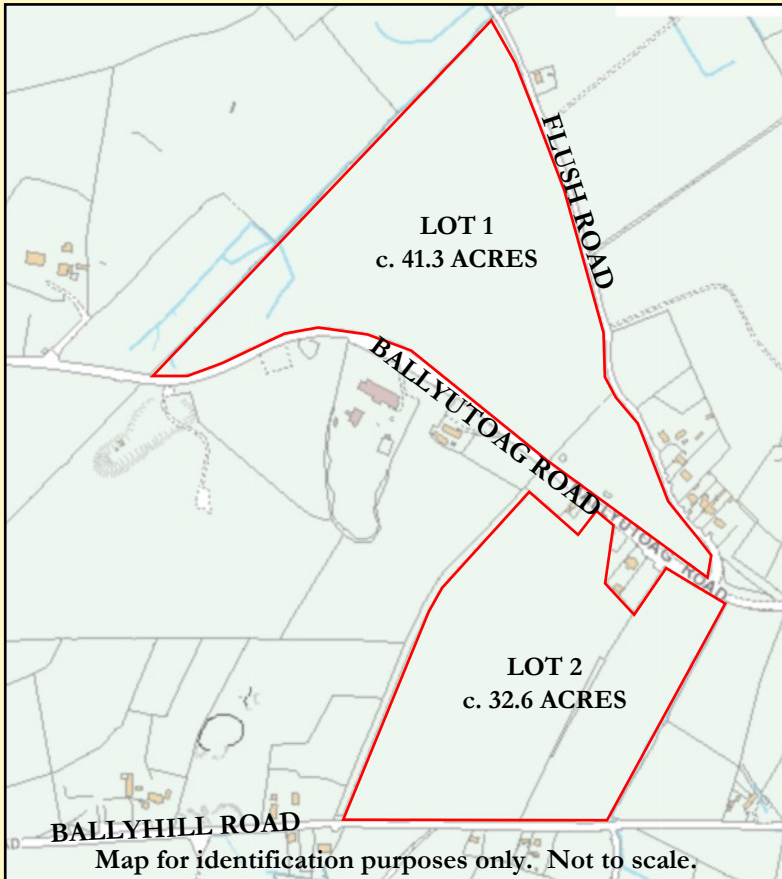
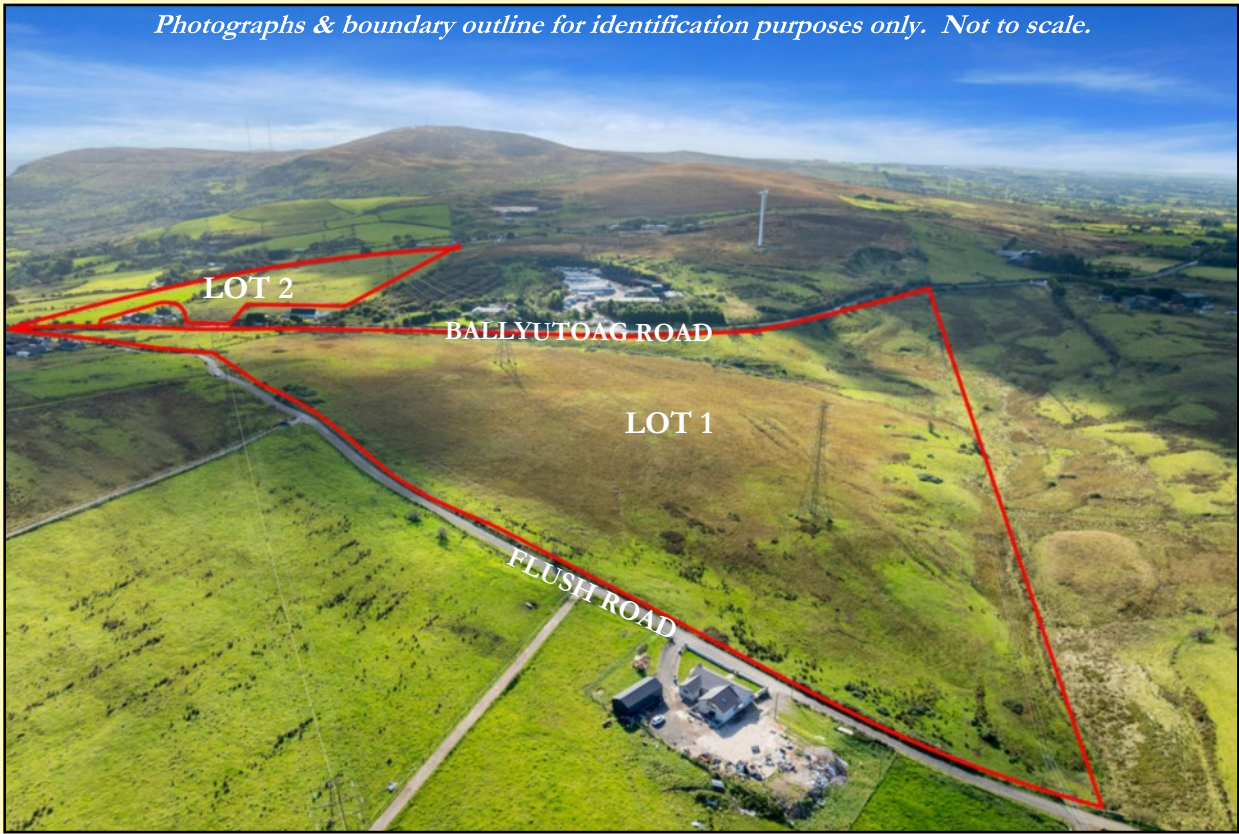
**Lot 1 - c. 41.3 acres - O.I.R.O. £140,000**

**Lot 2 - c. 32.6 acres - O.I.R.O. £180,000**

**VIEWING: Anytime**

**[www.jamcclelland.com](http://www.jamcclelland.com)**

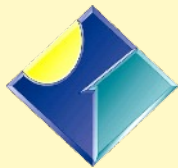
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Map for identification purposes only. Not to scale.

#### FIELD SCHEDULE

LOT	AREA
1	c. 41.3 Acres
2	c. 32.6 Acres



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