

THE GROVE FARM

COMBER, NEWTOWNARDS



savills



Boundary for indicative purposes only.

THE GROVE FARM

12 LONGLANDS ROAD, COMBER, NEWTOWNARDS, BT23 5JS

Comber (1.8 miles), Newtownards (3.1 miles), Dundonald (5.9 miles), Killinchy (8.0 miles), Saintfield (9.5 miles), Belfast City Airport (10.6 miles), Belfast City Centre (11.4 miles), Belfast International Airport (31.1 miles)
(All Distances Approximate)

IMMACULATE ARABLE FARM EXTENDING TO ABOUT 60.30 ACRES
IN A CONTIGUOUS BLOCK WITH INCREDIBLE VIEWS ACROSS
STRANGFORD LOUGH

4-Bedroom farmhouse with spectacular views of Strangford Lough

Range of farm buildings to include a 94ft x 64ft general purpose shed

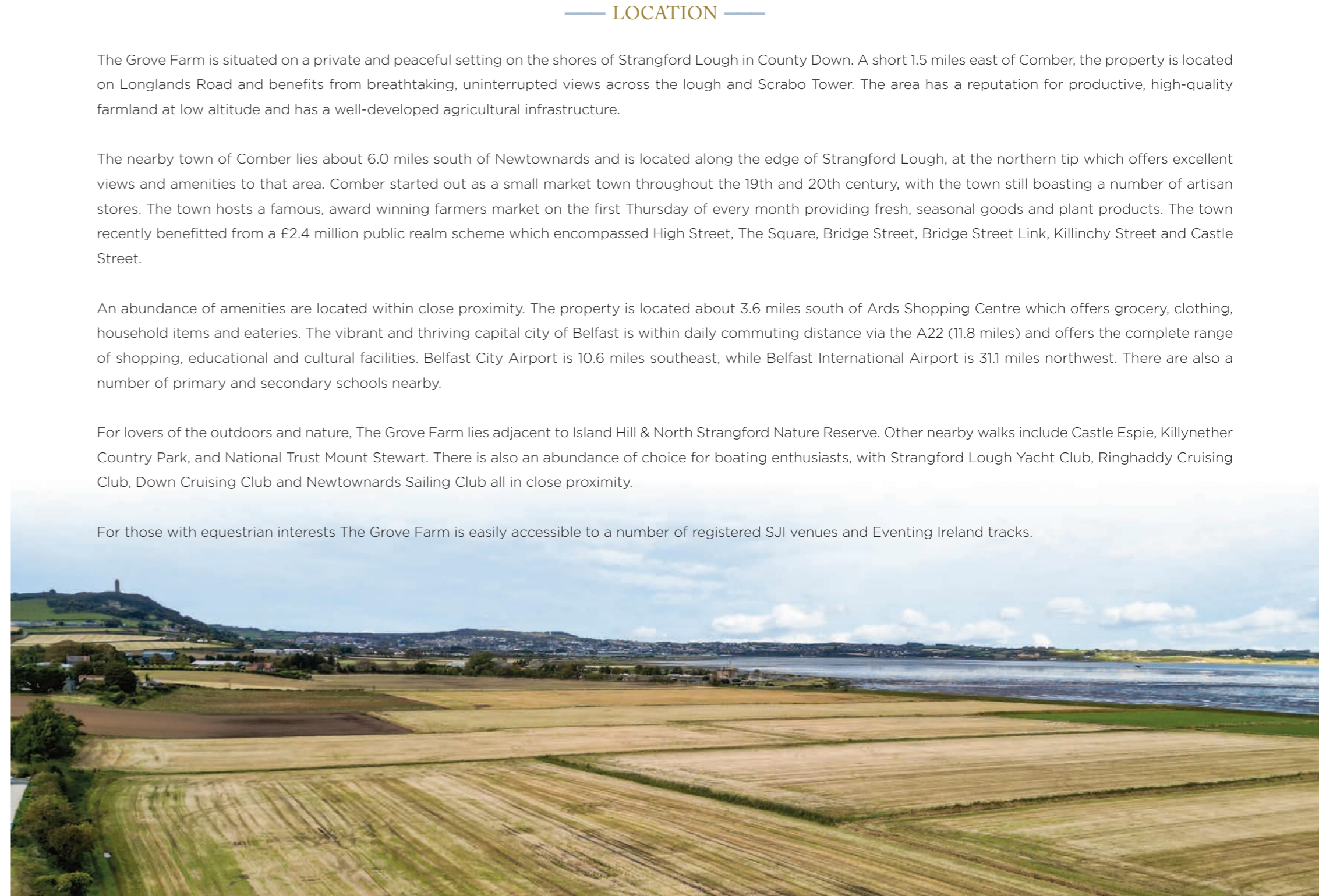
Excellent equestrian facilities to include 8 stables, 60m x 40m sand arena with floodlights and turnout pen

53.54 acres of arable pasture with underground irrigation system

About 60.30 acres (24.32 hectares) in total

For sale by Private Treaty as a whole





— LOCATION —

The Grove Farm is situated on a private and peaceful setting on the shores of Strangford Lough in County Down. A short 1.5 miles east of Comber, the property is located on Longlands Road and benefits from breathtaking, uninterrupted views across the lough and Scrabo Tower. The area has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure.

The nearby town of Comber lies about 6.0 miles south of Newtownards and is located along the edge of Strangford Lough, at the northern tip which offers excellent views and amenities to that area. Comber started out as a small market town throughout the 19th and 20th century, with the town still boasting a number of artisan stores. The town hosts a famous, award winning farmers market on the first Thursday of every month providing fresh, seasonal goods and plant products. The town recently benefitted from a £2.4 million public realm scheme which encompassed High Street, The Square, Bridge Street, Bridge Street Link, Killinchy Street and Castle Street.

An abundance of amenities are located within close proximity. The property is located about 3.6 miles south of Ards Shopping Centre which offers grocery, clothing, household items and eateries. The vibrant and thriving capital city of Belfast is within daily commuting distance via the A22 (11.8 miles) and offers the complete range of shopping, educational and cultural facilities. Belfast City Airport is 10.6 miles southeast, while Belfast International Airport is 31.1 miles northwest. There are also a number of primary and secondary schools nearby.

For lovers of the outdoors and nature, The Grove Farm lies adjacent to Island Hill & North Strangford Nature Reserve. Other nearby walks include Castle Espie, Killynether Country Park, and National Trust Mount Stewart. There is also an abundance of choice for boating enthusiasts, with Strangford Lough Yacht Club, Ringhaddy Cruising Club, Down Cruising Club and Newtownards Sailing Club all in close proximity.

For those with equestrian interests The Grove Farm is easily accessible to a number of registered SJI venues and Eventing Ireland tracks.



— DESCRIPTION —

The Grove Farm is an immaculate arable farm with breath-taking, panoramic views across Strangford Lough and Scrabo Tower.

The house at Grove Farm is a detached, one and a half storey property constructed in 1989 with 4 bedrooms and 2 reception rooms. The house is well positioned facing east, to benefit from the panoramic views across Strangford Lough and the surrounding countryside.

The property offers well balanced and flexible accommodation throughout, as shown on the accompanying plans. The ground floor comprises an open plan kitchen/living/dining room ideal for modern day living with an adjoining utility room benefiting from back door access. The ground floor further comprises a spacious living room with black marble fireplace and floor to ceiling windows creating an abundance of natural light, along with 3 bedrooms and a family bathroom. The first floor features a further bedroom with a wealth of eaves storage, as well as a dressing room and shower room/wc.

The house benefits from a well maintained front and rear lawn, as well as an abundance of parking to the north and east of the dwelling.

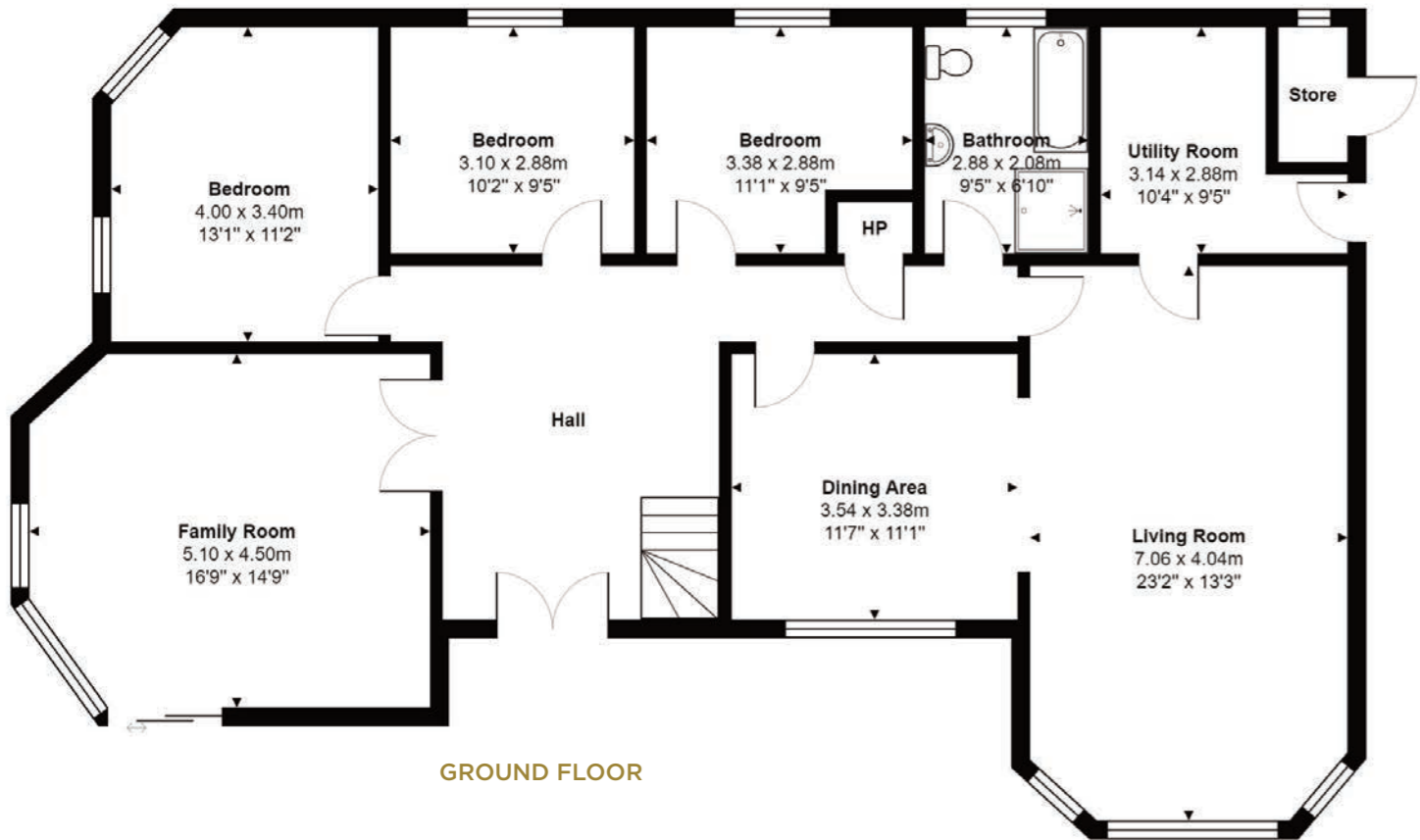
The Grove Farm extends to 60.30 acres in total, with 53.54 acres of high quality arable pasture. The land is primarily laid in grass and barley, with approximately 23.6 acres planted for potatoes. In previous years, the vendor grew a range of vegetables to include cabbage, broccoli and parsnips on the lands. The lands are relatively flat in topography, ranging in elevation from 1m above sea level to the east of the farm, to 8m above sea level to the west of the farm. An underground irrigation system is in place, serviced by a 500 ft borehole that pumps 6,000 gallons per hour. Please note the entitlements are owned by the vendors and are included within the sale.

The Grove Farm also benefits from excellent equestrian facilities to include 5 14ft x 10ft indoor stables and tack room constructed about 7 years ago, as well as 3 adjoining outdoor stables. The stable yard benefits from 3 phase electricity and security lights, as well as an indoor wash bay and automatic water drinkers. Further facilities include a 60m x 40m sand & fiber mix arena with floodlights and a winter turnout pen. The lands also benefit from a perimeter farm track, ideal for hacking.

There is a range of additional outbuildings to include a large 94ft x 64ft general purpose shed with roller shutter doors and adjoining 48ft x 20ft lean to shed, as well as a traditional stone building with accommodation extending to over 2 floors which represents an ideal opportunity to run a business from home.

Outline planning permission has previously been granted for a dwelling and garage 60m north west of the main farmhouse under planning reference LA06/2018/0528/O. Whilst this has now lapsed, it presents an opportunity for a purchaser to renew, subject to the relevant permissions.

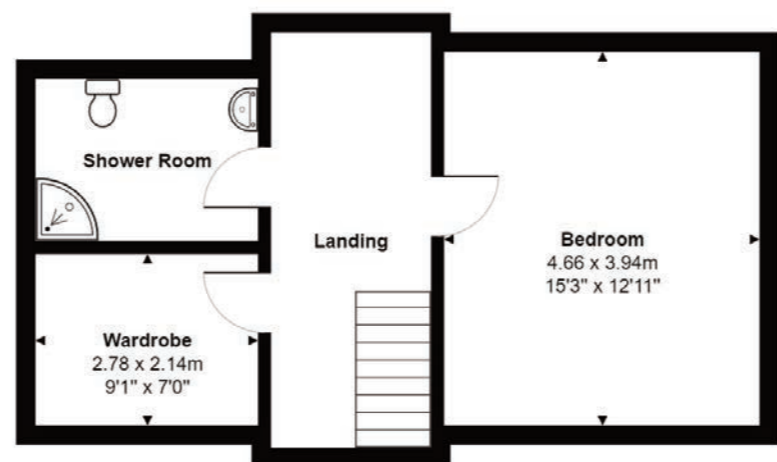
This sale represents an incredible opportunity to acquire an immaculate arable farm that has not transacted in over 53 years, and early viewing is recommended.



GROUND FLOOR

MAIN FARMHOUSE

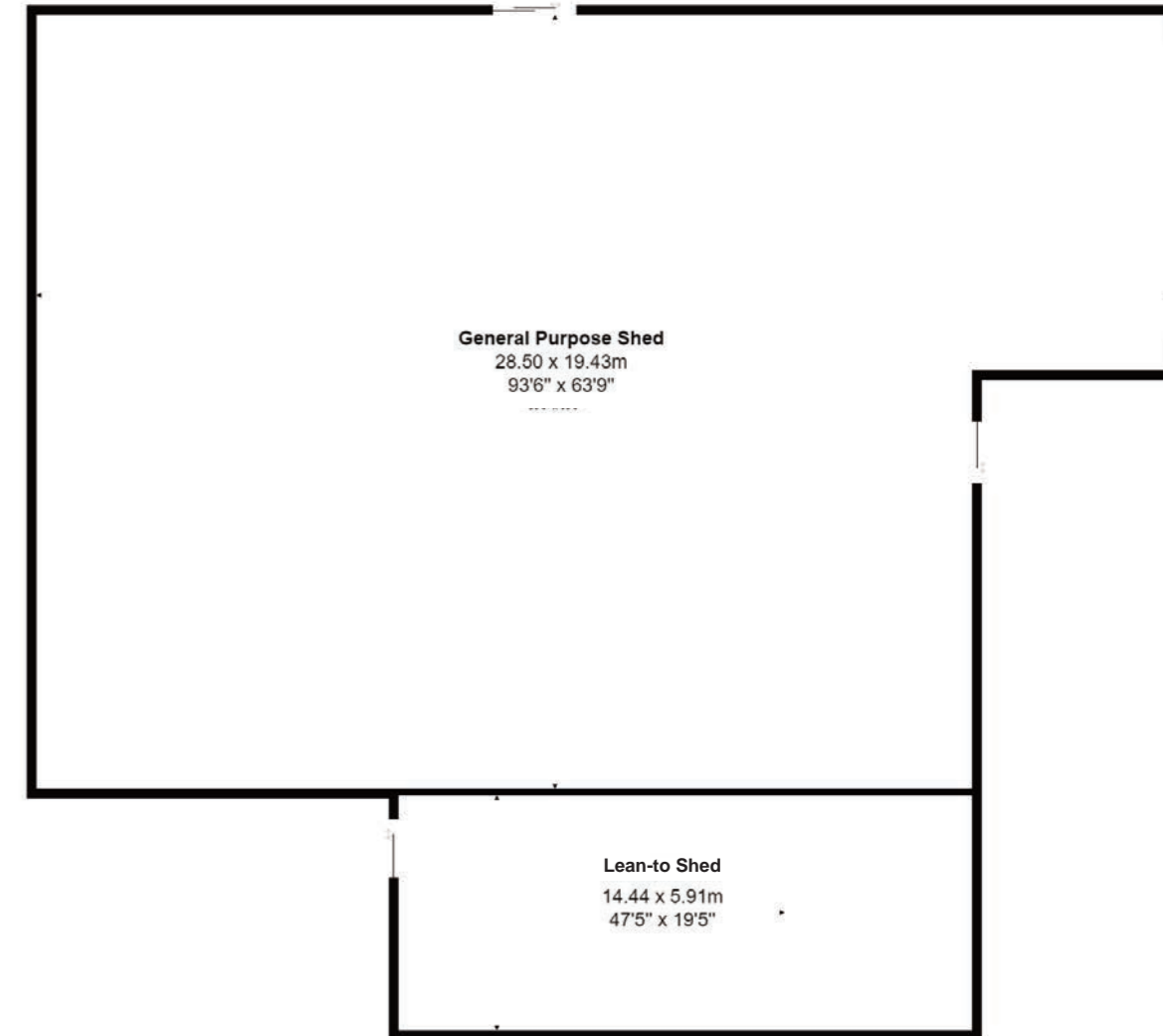
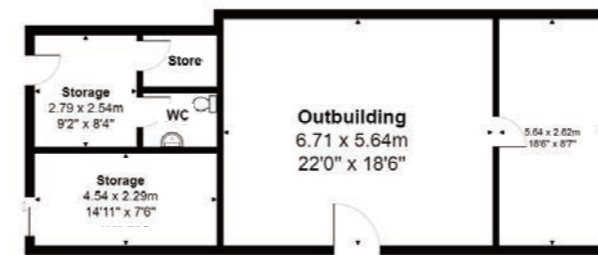
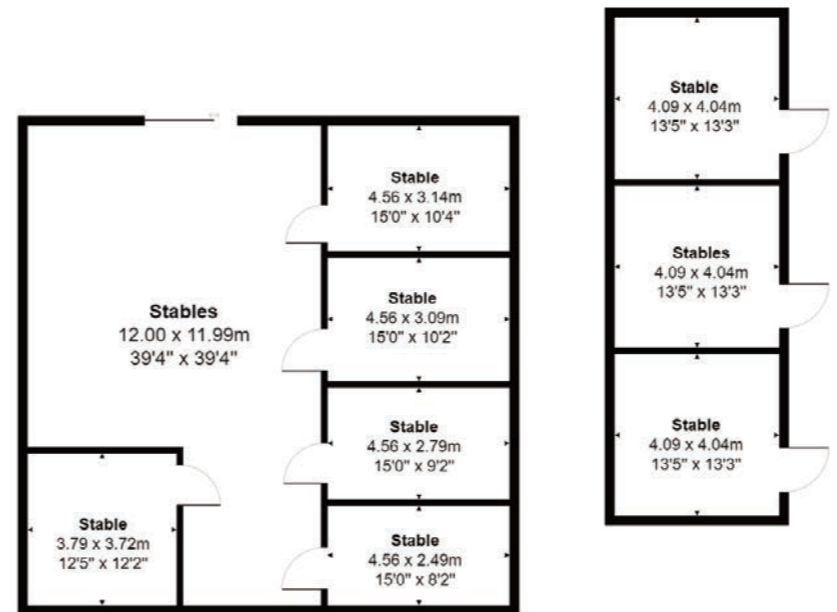
For Identification Purposes Only



FIRST FLOOR

OUTBUILDINGS

For Identification Purposes Only





GENERAL REMARKS

Viewings

Strictly by appointment by the selling agents:
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

Directions

The postcode for the property is BT23 5JS.

Airports

Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.com)

Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

Russell & Co, 11 Lower Mary Street, Newtownards, BT23 4JJ

Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sale details

The property is being offered for sale as a whole for £1,600,000 (One Million, Six Hundred Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are £2,055.83.

Energy Performance Rating

D62.

Services

Oil fired central heating, solar panels, 3 phase electricity, private sewerage, mains water and bore hole. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement.

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

VAT

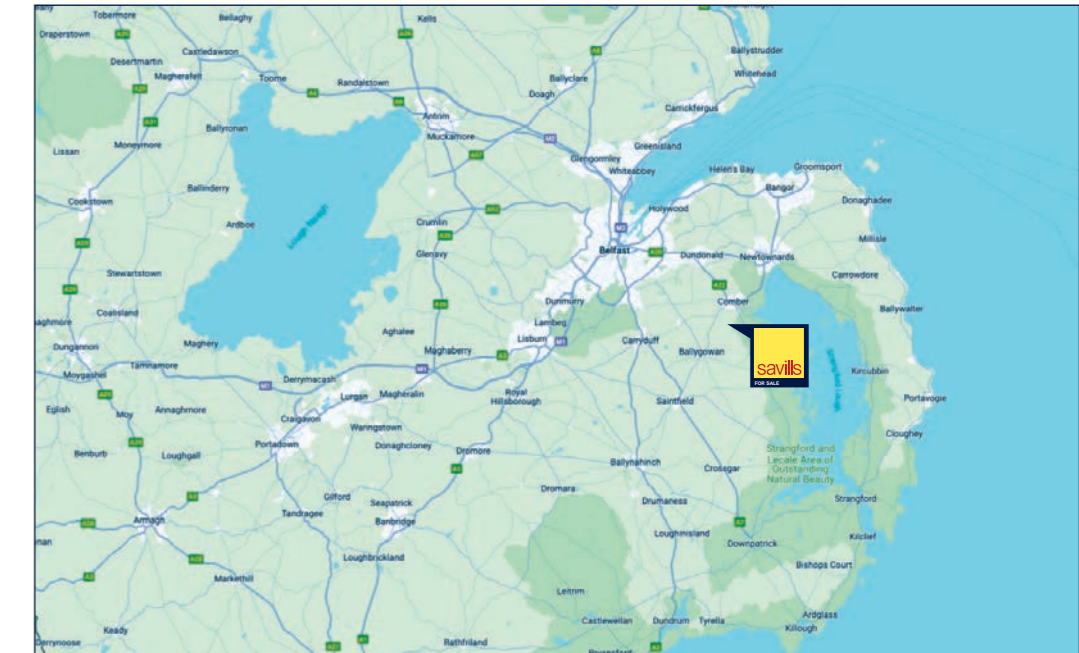
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Savills (UK) Ltd AC0000822290

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that - (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. October 2024.



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