



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Prominent C.235 Acre Grazing Farm with 2 Former Quarries Thereon.

Lands at Squires Hill,
Ballyutoag Road,
Upper Hightown Road &
Crumlin Road,
Belfast, BT14 8SA

AGRICULTURAL LANDS



For Sale

**C. 235 Acres Top Quality
Agricultural Lands**

**Lands at Squires Hill,
Ballyutoag Road,
Upper Hightown Road &
Crumlin Road,
Belfast, BT14 8SA.**

AGRICULTURAL LANDS



Location

This unique Property is prominently located on Squires Hill overlooking Belfast City and therefore benefits from excellent Accessibility & convenience to all local Road networks.

Description

The significant sale of this Outstanding property Presents a rare opportunity to acquire a large holding held in one block with significant Road frontage and 8 separate Gated Access points/Laneway entrances from the County Road. The property may have potential for further telecom/utility sites or wind energy provision subject to statutory approval.

The property which also benefits from internal concrete laneways can be Sold all together or split into Lots as per below:

Lot 1 – C.78 Acres Rough Grazing (**Phone Masts/ Tower Sites not included in sale**)

Lot 2 – C.56.9 Acres Grazing Lands to include 3 Bay wagon Roofed Storage Shed generating £500 monthly Rental income.

Lot 3 – C.45.3 Acres Grazing Lands with Livestock Crush/ Handling Shed Thereon.

Lot 4 – C.29.1 Acres Grazing Lands to include former Quarry.

Lot 5 – C.4.4 Acres Former Quarry.

Lot 6 – C.21.3 Acres Grazing Lands.

All enquiries and offers should be made to our office as soon as possible as a high level of interest is anticipated.

Accommodation

The lands extend to C. 235 acres (95.14 Hectares).

Sale Details

Guide Prices:

Lot 1— £205,000.

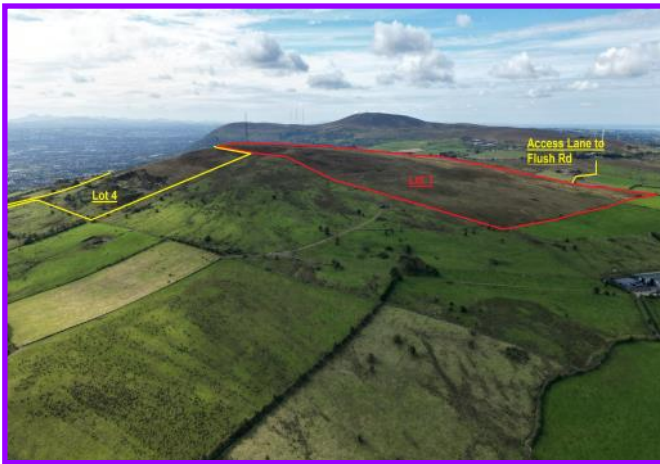
Lot 2— £270,000.

Lot 3— £220,000.

Lot 4— £150,000.

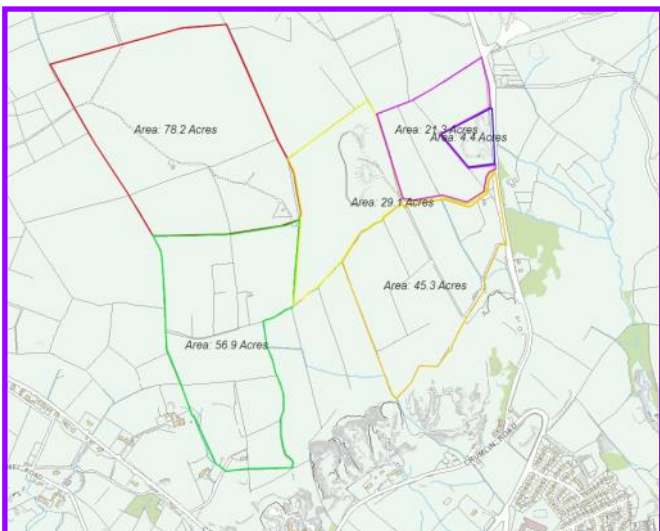
Lot 5— £75,000.

Lot 6— £105,000.

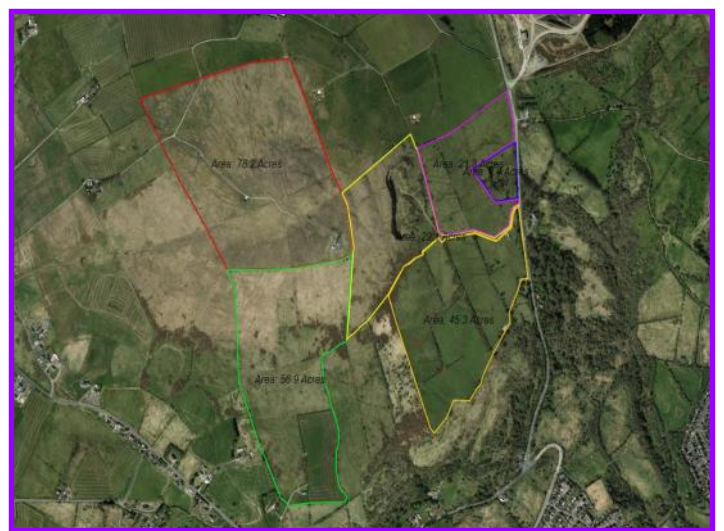


Indicative Spatial Boundary Maps (For Indicative purposes only)

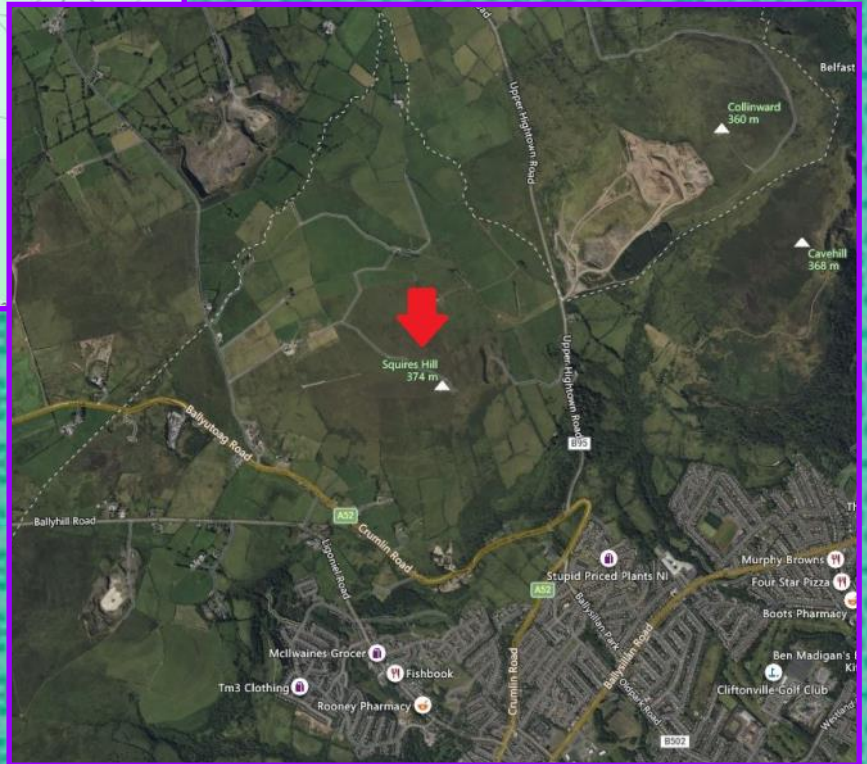
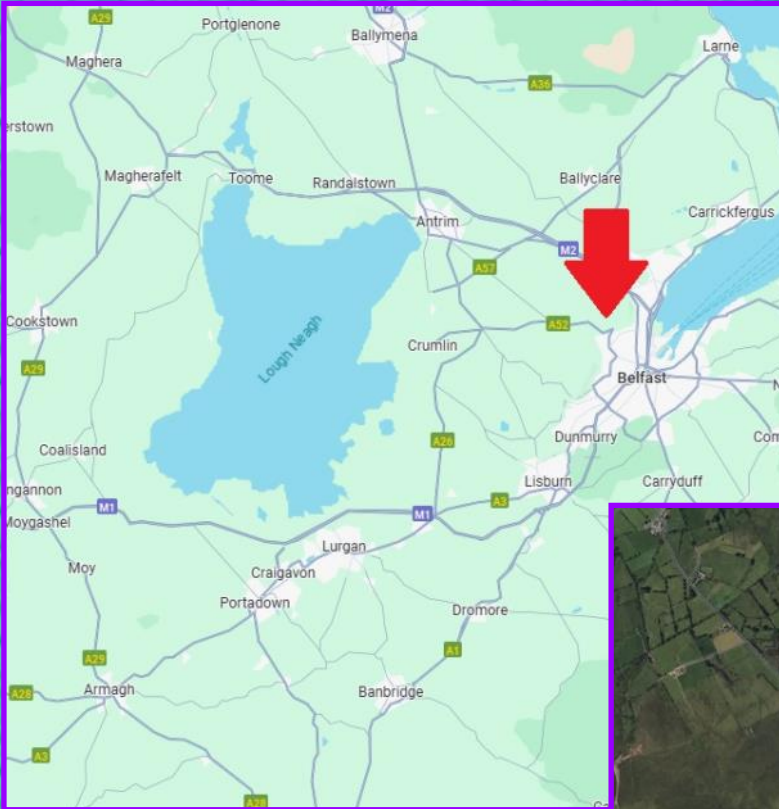
OSNI View



Ortho View



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

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Are you thinking of selling your property?

*or would you like a **Free** valuation to advise what price you could expect if you decided to sell?*

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.