

**Tim Martin**  
\_ .co.uk

Situated with good frontage to the county road, we are pleased to offer this agricultural holding extending to 34.5 acres or thereabouts to the the market.

The lands are currently all laid down to grass and provide good grazing. A lane leads to a former dwelling (now in ruins) and may provide limited opportunities for a replacement dwelling.

The farm is convenient to Crossgar and Killyleagh and provides an opportunity for those with a desire to extend their existing farm, commence farming in their own right or an ideal holding for equestrian purposes.

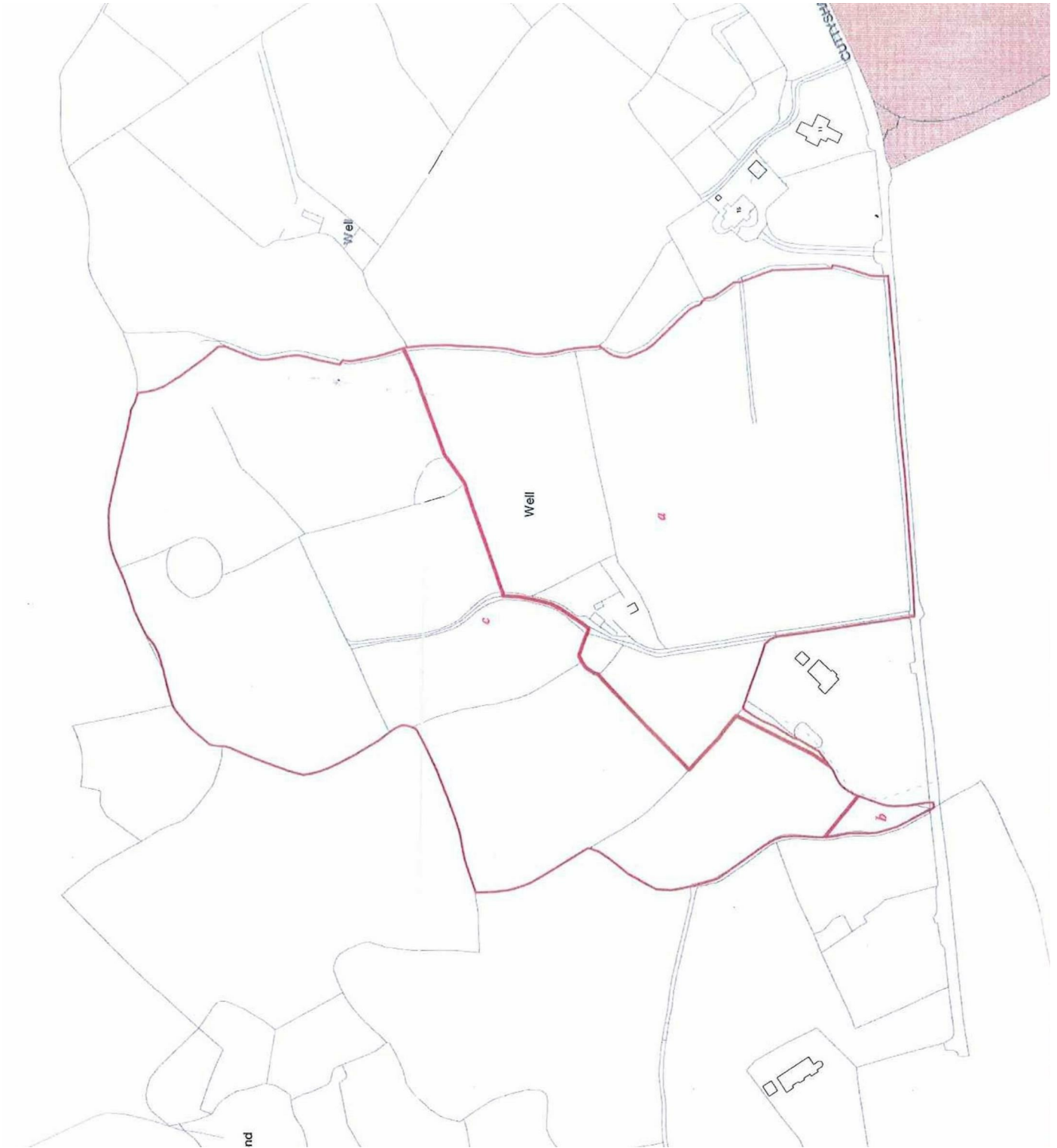
Viewing: Anytime

Note: The lands are currently let in conacre and are grazed with a suckler herd including a bull. Any interested parties enter the land at their own risk in the full knowledge that the above livestock are grazing the lands.

**Agricultural Lands Adjacent To  
15 & 19 Cuttyshane Road  
Crossgar  
BT30 9EX**

**Price Guide  
£300,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300



Comber ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24  
 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.