

An aerial photograph showing a winding asphalt road through a lush green landscape. The road curves through fields, some of which are bordered by stone walls. In the distance, a town or village is visible under a blue sky with scattered clouds. The overall scene is rural and scenic.

# LANDS AT TULLY ROAD

CRUMLIN, BT29 4SW

savills



Boundary for indicative purposes only.

# LANDS AT TULLY ROAD

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Belfast International Airport 3.0 miles, Crumlin 4.8 miles, Antrim 6.0 miles, Templepatrick 5.1 miles, Belfast City Centre 12.6 miles & Belfast City Airport 20.7 miles

(All Distances Approximate)

**QUALITY AGRICULTURAL LANDS IN ATTRACTIVE LOT SIZES EXTENDING  
IN TOTAL TO ABOUT 57.94 ACRES (23.45 HA)**

*High quality and productive lands available as one or two parcels*

*Excellent rural location*

*Close proximity to Belfast International Airport*

*Attractive lot sizes of about 43.80 acres (17.73 ha) & 14.14 acres (5.72 ha)*

*Currently laid in grass*

*Extremely unique opportunity for prospective purchasers given lot sizes*

**For Sale by Private Treaty**



**Savills Belfast**  
Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX  
**+44 (0) 28 9026 7820**  
**Email: [belfast@savills.ie](mailto:belfast@savills.ie)**



## LOCATION

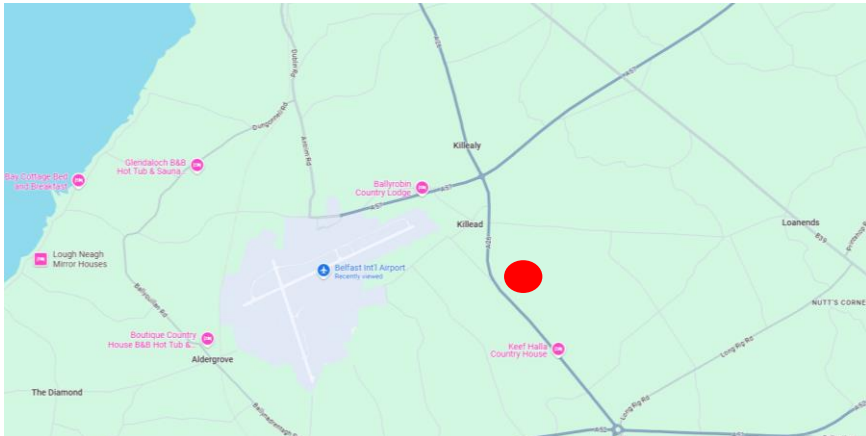
The subject property is located ideally on Tully Road, Crumlin which is known to be a predominantly rural location with surrounding uses mostly agricultural. Crumlin is a small rural town and townland situated in County Antrim and belongs to the Antrim and Newtownabbey district which had a population of 5,366 people in 2021 census.

The property is in close proximity to Belfast International Airport in Aldergrove, Crumlin which is currently undergoing a major refurbishment, with the largest investment of £100m being invested.

The subject property is only about 6.0 miles from the Antrim town centre, which serves as one of the province's larger provincial towns. Antrim benefits from a strategic location about 19.0 miles northwest of Belfast and 28.0 miles southeast of Ballymena on the main corridor between cities of Belfast and Derry/Londonderry. Transport links in the area are well serviced with M2 motorway offering 3 intersections serving Antrim.

## LONGITUDE/LATITUDE

54.656984, -6.177180



## DESCRIPTION

The property comprises of good quality productive lands which lay in two well portioned sized parcels, with each of generally good shape for modern agricultural. The subject lands are located in a prime rural and scenic location with the property surrounded by agricultural lands.

Lot 1 is located on the west side of the A26 Tully Road and extends to about 43.80 acres (17.73 hectares) of arable land, which is arranged across 7 fields.

Lot 2 is located on the east side of A26 Tully Road and extends to about 14.14 acres (5.72 hectares), of which 12.84 acres (5.20 hectares) is arable. The land is arranged across 3 fields and an area of woodland.

The property benefits from significant road frontage with the lands well bonded by timber post, wire fencing and mature hedgerow. The topography is relatively flat ranging from about 79.6m (261.1 feet) above sea level south of the lands and 86.0m (282.2 feet) above sea level west of the lands.

## GENERAL REMARKS

### Viewing

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

### Postcode

The postcode for the property is BT29 4SW.

### Solicitors

Claire McNeilly, 6 Doagh Road, Ballyclare, BT39 9BG.

### Plans, Areas, and Schedules

These are based on the Declaration of Identity and 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 or in lots:  
Lot 1 – Lands extending to about 43.80 acres: Offers over £620,000  
Lot 2 – Lands extending to about 14.14 acres: Offers over £200,000  
Whole – Offers over £820,000

### Services

Please note 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 and possession will be by agreement.

### Offers

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), Andrew Campbell (andrew.campbell@savills.ie) or Alex Pelan (alex.pelan@savills.ie).

### VAT

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

### LOTING

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

### BASIC PAYMENT SCHEME (BPS)

The entitlements to the Basic Payment Scheme are owned by the seller and are included in the sale.

### 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.

### 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.





**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:**

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