

Tim Martin
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**40b Ballykeel Road
Moneyreagh
BT23 6BN**

**Offers Around
£275,000**

**www.timmartin.co.uk
Telephone 028 91 878956**

SUMMARY

An excellent opportunity to acquire this agricultural shed and land and a gravelled yard ideally situated on the outskirts of Moneyreagh village.

The shed extends to approximately 2970 sqft or thereabouts and is accessed by an electric roller shutter door to the front and rear. The gravelled yard is situated to the front, side and rear of the shed. The agricultural land extends to approximately 2 acres or thereabouts and is thought to be suitable for cutting and or grazing.

Moneyreagh remains in close proximity to the surrounding towns of Ballygowan, Comber and Carryduff and enjoys ease of access to Belfast city centre.

FEATURES

- Excellent Opportunity To Acquire This Agricultural Shed and Land and A Gravelled Yard
- Situated on the Outskirts of Moneyreagh Village
- Shed Extends to Approximately 2970 Sqft or Thereabouts
- Spacious Gravelled Yard
- Agricultural Lands Extend to Approximately 2 Acres or Thereabouts
- Close Proximity to Comber, Ballygowan, Carryduff and Belfast

Agricultural Shed

2970 Sqft (approx)

Light and power points; single phase electric; front electric roller shutter door (13'0 high x 11'0 wide); pedestrian front door; rear electric roller shutter door (13'1 wide x 15'0 high).

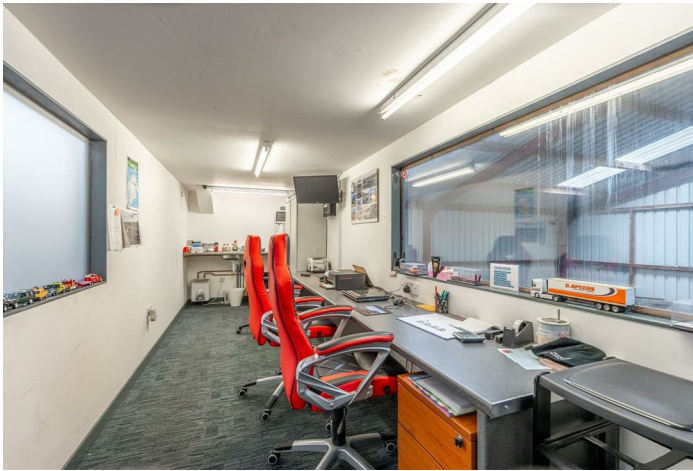
Outside

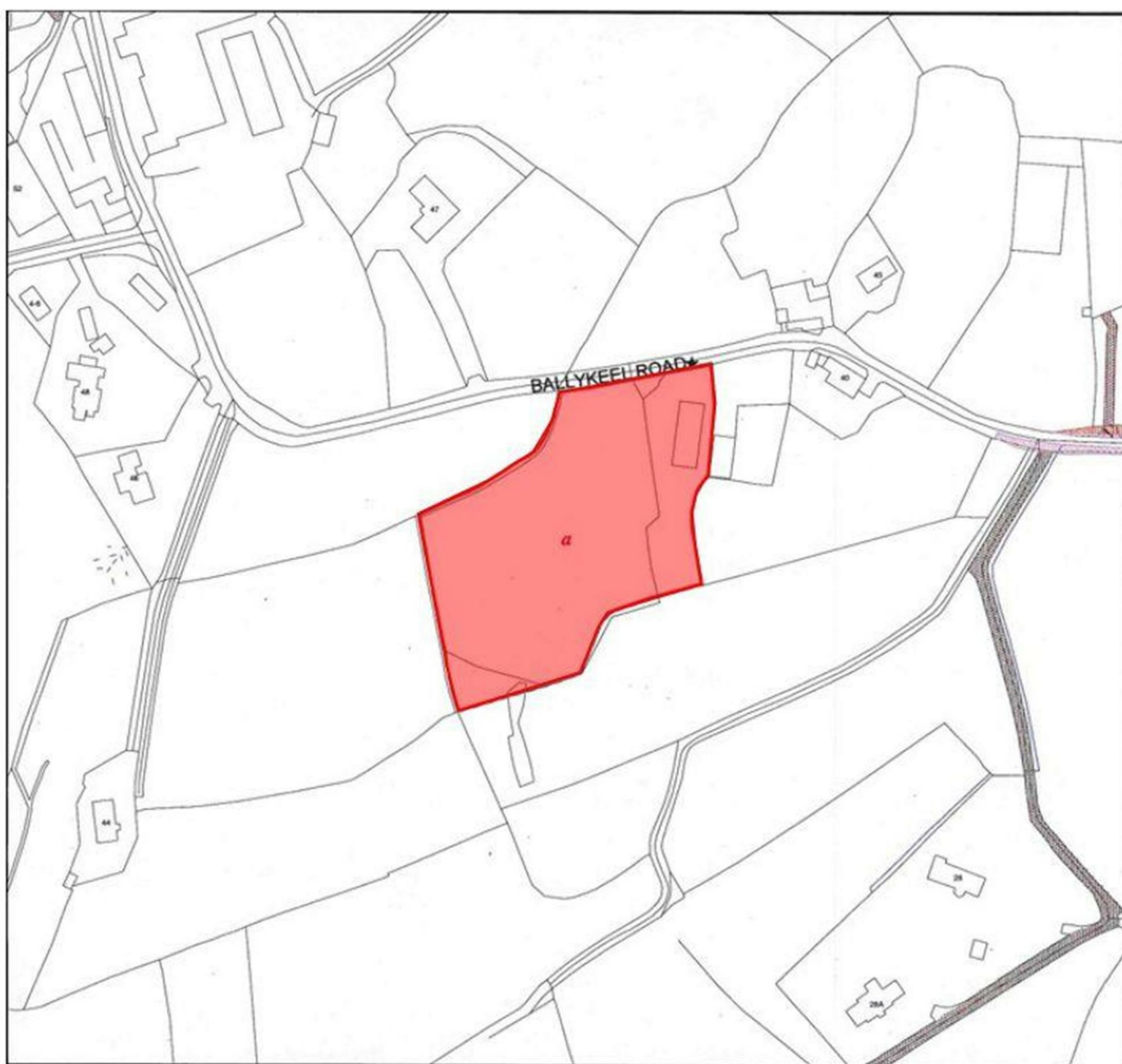
Gravelled yard to the front, side and rear.

Lands: Extending to approx. 2 acres or thereabouts are currently laid down to grass and thought suitable for cutting and / or grazing. The lands enjoy a separate access from the Ballykeel Road.

VAT

All prices and outgoings quoted are exclusive are exclusive of VAT, but may be liable for VAT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

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

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