

Tim Martin
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**Agricultural Lands Opposite 161
and Adj to 153 Listooder Road
Saintfield
BT24 7JA**

**Offers Around
£285,000**

www.timmartin.co.uk
Telephone 028 91 878956

For Sale as a Whole or in Lots

A rare opportunity exists to purchase circa 20.47 acres or thereabouts in total, of quality agricultural lands situated a short walk from the edge of Saintfield.

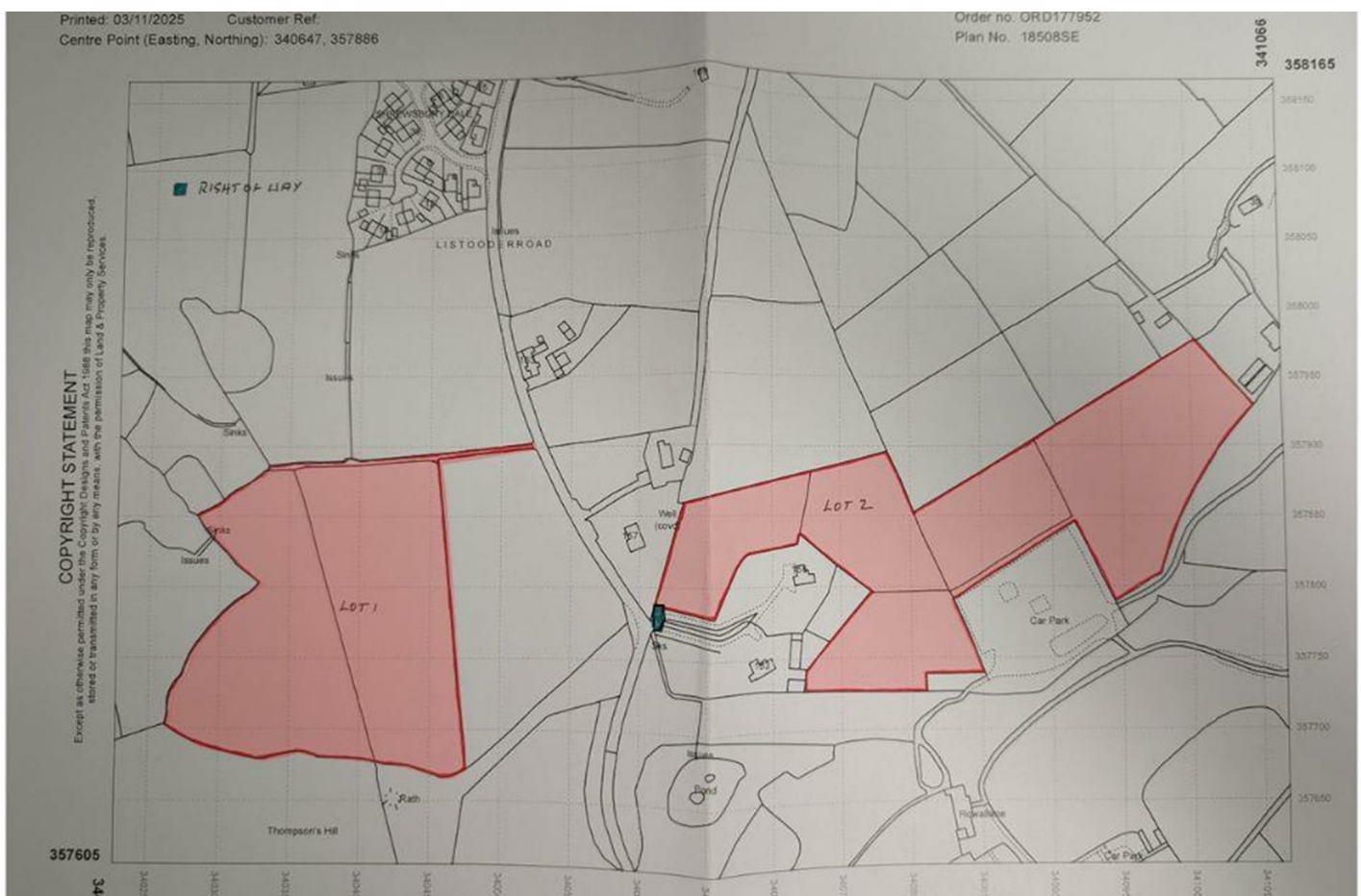
The lands subdivided into two lots including lot 1 extending to circa 9 acres are currently sown down to grass and are thought suitable for grazing, cutting and / or arable purposes. A short lane leads from the County Road to the lands contained in lot 1 which can be widened by agreement with the vendor.

Lot 2 situated on the opposite side of the County Road, extends to circa 11.47 acres. The fields are subdivided into 5 fields, and are currently all laid down to grass. Access is via a gate leading off the County Road in front of 155 Listooder Road. The gate may be widened by agreement with the vendor.

Viewing: Anytime

Note: The lands are currently served by mains water. This supply will be made available to the purchaser for a period of 6 months from the date of purchase to allow the purchaser to bring in their own water supply.

Easements exist up the lane for the benefit of two neighbours.



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

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.