

Tim Martin
_co.uk



**61.35 Acres of High Quality
Agricultural Lands Upper
Mealough Road
Carryduff**

**Price Guide
£1,100,000**

www.timmartin.co.uk
Telephone 028 91 878956

We are pleased to offer 61.35 acres or thereabouts of quality arable lands as a whole or in five lots.

The lands enjoy excellent frontage to the Upper Mealough, Ballynagarrick, Mealough and Mill Roads. The majority of the lands are contained in one block, extending to circa 41.596 which are currently sown down to winter cereal and are believed to be equally suitable for cropping, cutting of silage and / or grazing, with a portion of the lands situated just outside the development of Carryduff and which holds potential for future development with the Lisburn and Castlereagh area plan currently under review.

Four further lots extend between 1.01 and 9.363 acres and if sold separately provide the purchaser the opportunity to acquire a smaller portion of lands suitable for a range of pursuits.

Lot 1

8.251 acres Offers Around £82,500

Lot 2

9.363 acres Offers Around £112,500

Lot 3

41.596 acres Offers Around £850,000

Lot 4

1.01 acres Offers Around £20,000

Lot 5

1.13 acres Offers Around £22,500

As A Whole

61.35 acres Offers Around £1,100,000

Viewing

Viewing anytime

Location

From Carryduff proceed out approximately 1.25 miles, turn right into the Upper Mealough Road with Lot 1 almost immediately on your right hand side.

Proceed a few hundred yards with lot 2 fronting the road on the left hand side and the commencement another 100 yards is lot 3 on the right hand side.

Lot 4 and 5 are situated at the junctions of the Upper Mealough, Mealough and Mill Roads.

Note

The lands are let in conacre until the 31st October 2026

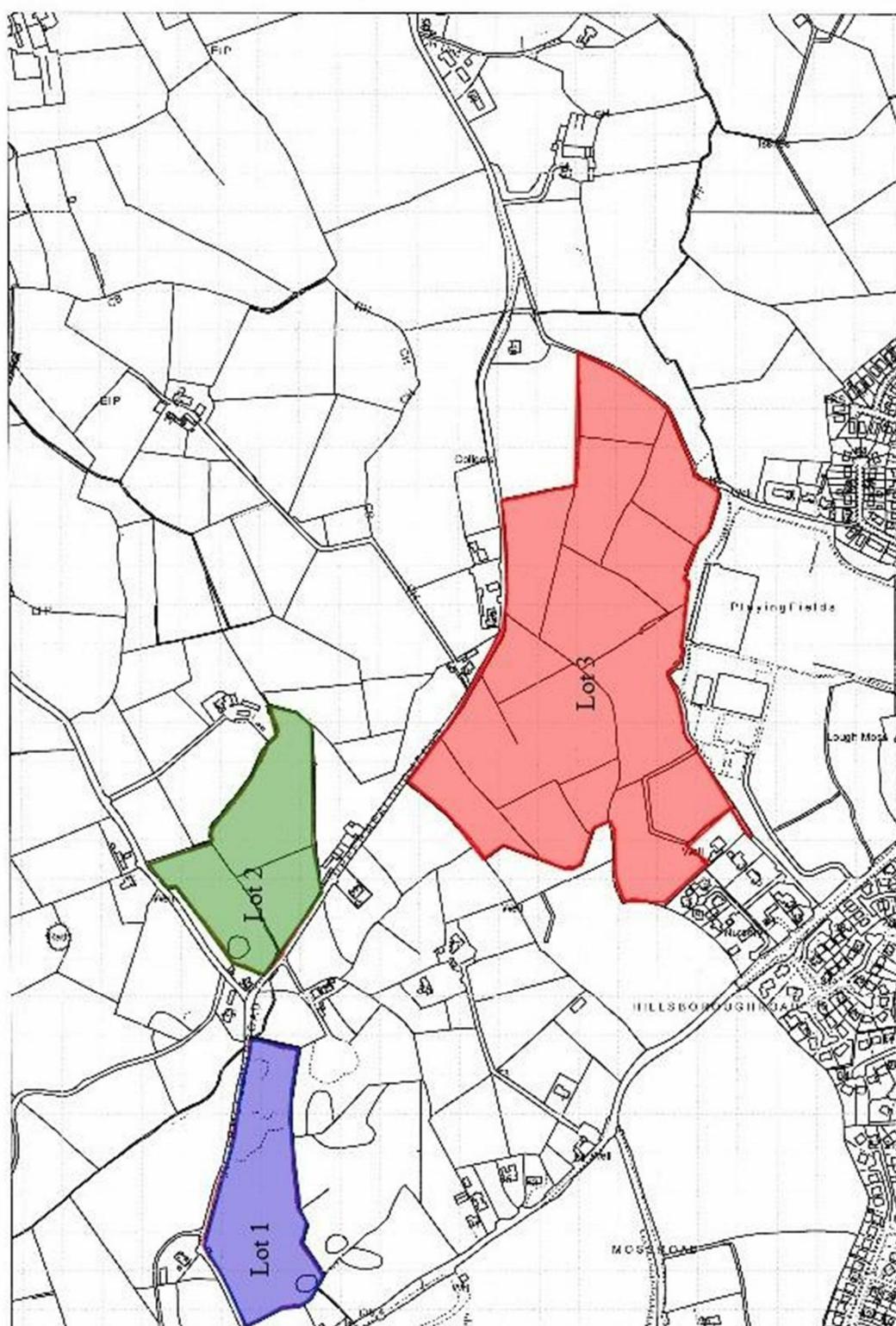
Services

Mains water is connected to a number of the fields.

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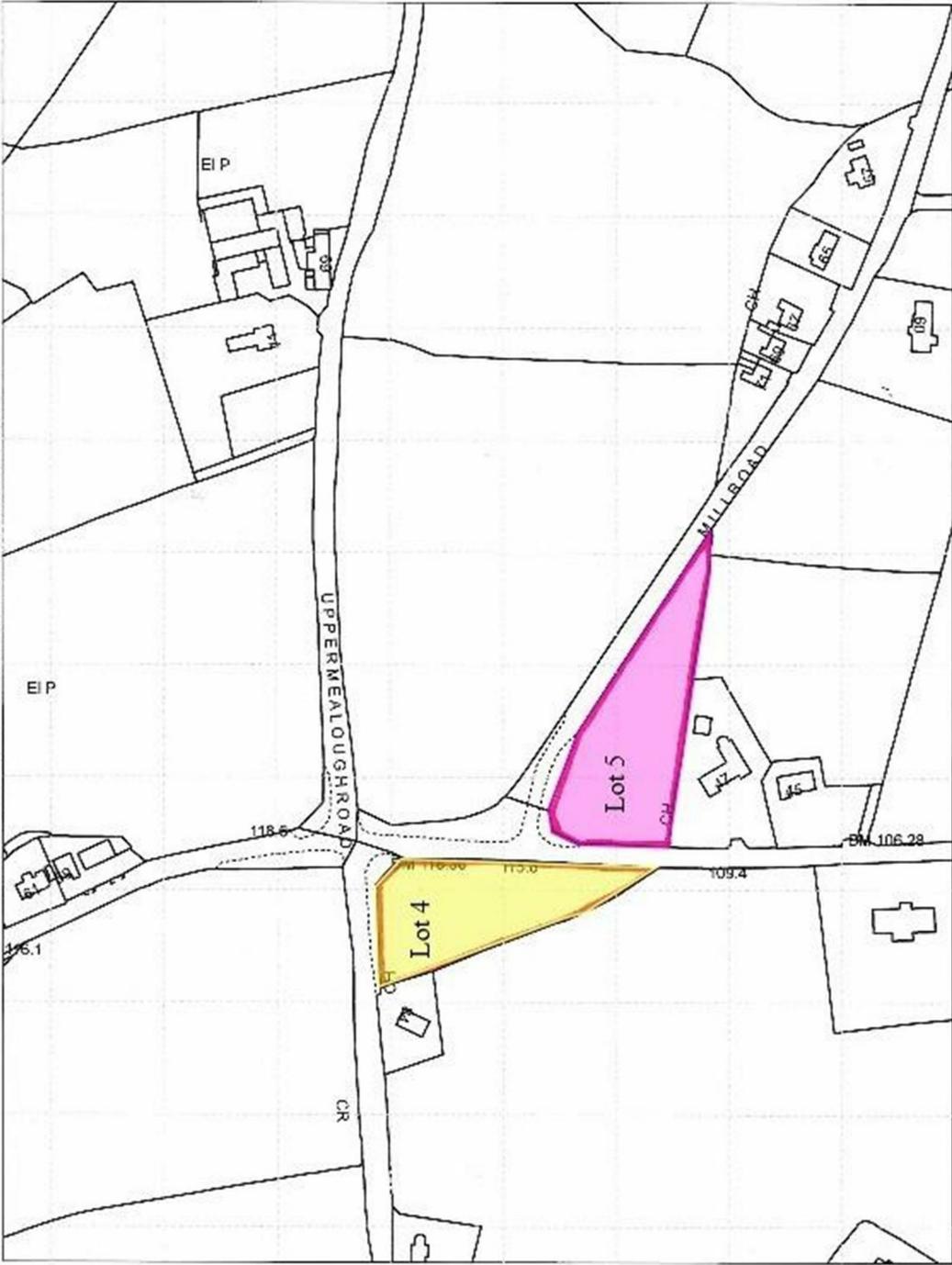


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	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

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