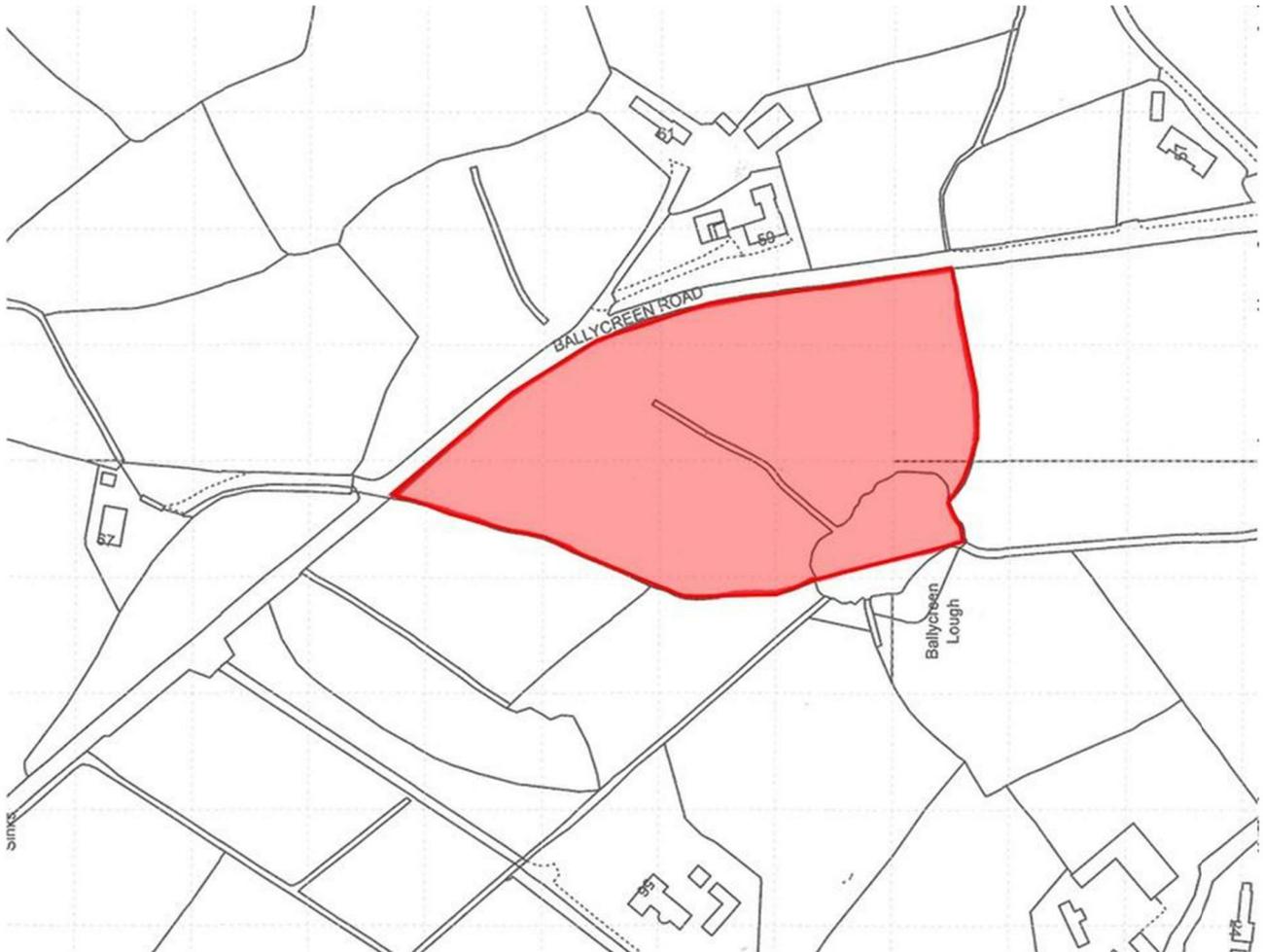


Tim Martin
.co.uk



Circa 5.98 acres
of Agricultural Lands opp 61 Ballycreen
Road

Ballynahinch
BT24 8UB

www.timmartin.co.uk
Telephone 028 91 878956

Price Guide
£90,000

A rare opportunity exists to acquire circa 5.98 acres agricultural lands including a substantial portion of Ballycreen Lough.

The lands enjoy good frontage to the County Road and are subdivided into two fields currently laid down to grass.

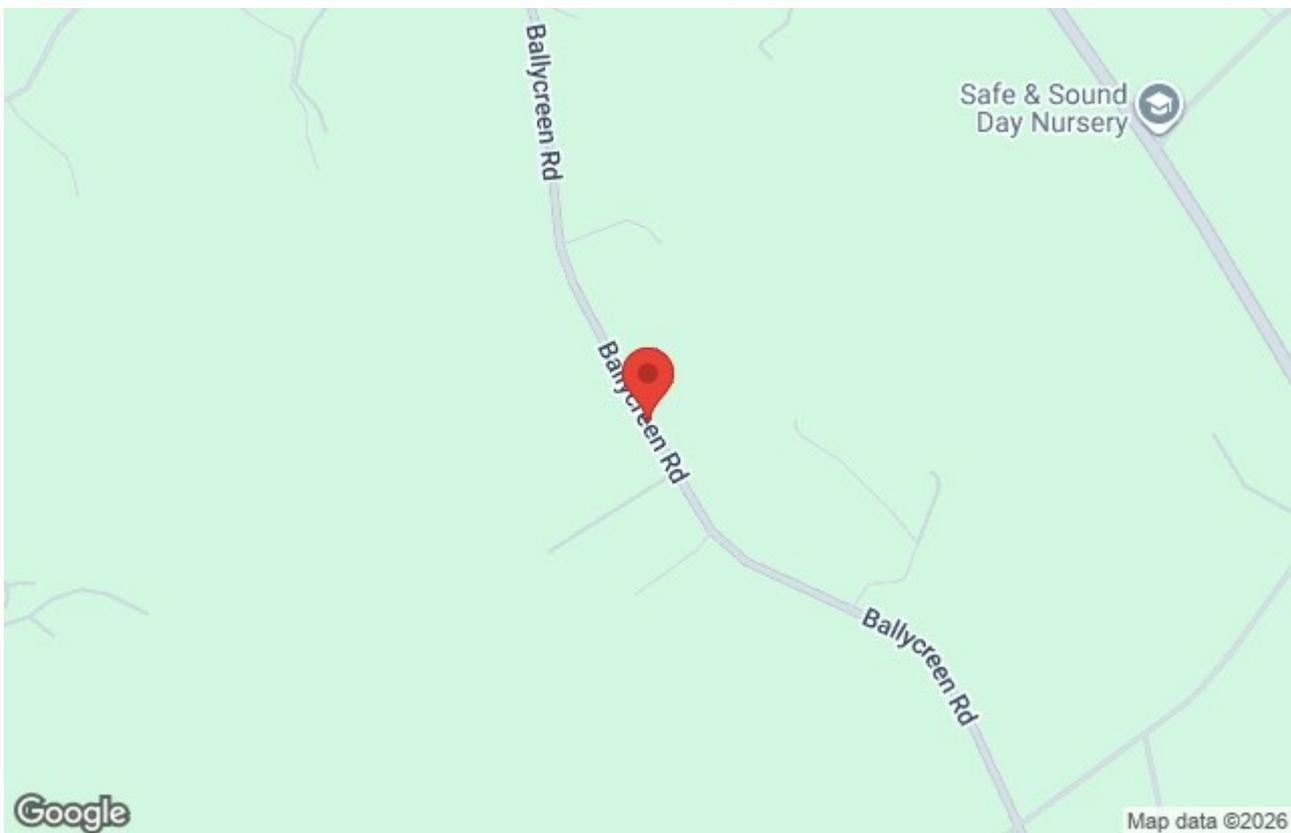
The lands are generally level and are thought suitable for grazing a range of livestock and horses.

The lough provides a range of sporting and fishing options.

Mains water is currently laid on to drinking troughs.

Viewing: Anytime

Note: It will be the responsibility of the purchaser to connect to the mains water supply if desired. An easement exists for a water supply to adjoining lands within the fields, along the road boundary together with a mains supply, owned by NI water.



|   |    | <table border="1"><thead><tr><th colspan="2">Energy Efficiency Rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td colspan="4">Very energy efficient - lower running costs</td></tr><tr><td>(92 plus) A</td><td></td><td></td><td></td></tr><tr><td>(81-91) B</td><td></td><td></td><td></td></tr><tr><td>(69-80) C</td><td></td><td></td><td></td></tr><tr><td>(55-68) D</td><td></td><td></td><td></td></tr><tr><td>(39-54) E</td><td></td><td></td><td></td></tr><tr><td>(21-38) F</td><td></td><td></td><td></td></tr><tr><td>(1-20) G</td><td></td><td></td><td></td></tr><tr><td colspan="4">Not energy efficient - higher running costs</td></tr><tr><td colspan="2">Northern Ireland</td><td colspan="2">EU Directive 2002/91/EC</td></tr></tbody></table> | 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 | | <p>Comber ■ 27 Castle Street, Comber, BT23 5DY T 028 91 8789596</p> <p>Saintfield 1B Main Street, Saintfield, BT24 7AA T 028 97 568300</p> |
|--|---|--|--------------------------|--|---------|-----------|---|--|--|--|--------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|------------------|--|--|--|-----------------|--|--|--|---|--|--|--|------------------|--|-------------------------|--|--|
| Energy Efficiency Rating | | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very energy efficient - lower running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (92 plus) A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (81-91) B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (69-80) C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| (39-54) E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Northern Ireland | | EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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