



## Lot 2 Land Townhill Road, Ballymena, BT44 8AG

Offers in the region of £165,000

Lot 2- Circa 9.7 acres of land as illustrated on the attached maps, with road access via Lovers Lane.

Located on the outskirts of Portglenone, this impressive farm holding is offered for sale complete with a dwelling house set on a large farmyard of circa 1.7 acres, featuring a range of functional agriculture buildings and facilities, in turn surrounded by circa 23 acres of good quality agricultural land, with an option to purchase up to an additional 37 Acres of adjacent agricultural land. The farm has been divided into three Lots for sale, which can be purchased separately or collectively.

The holding has road frontage to the Townhill Road, with access to the adjacent land also available from the Milltown road.

Please note the land and yard is currently let until March 2026.



## Property Features

- Impressive working farm for sale
- Available for sale in three Lots
- Lot 1: Dwelling house, agricultural yard and circa 23 acres of land. Offers around £685,000
- Lot 2: Circa 9.7 acres of land. Offers around £165,000
- Lot 3: Circa 36 acres of land Offers around £610,000
- Located on the outskirts of Portglenone
- Lots can be purchased together or separately.
- Please note the land and yard are let until March 2026
- Viewing or the yard, house and land is strictly by appointment only

## Accommodation (Dimensions and Areas are approximate)

### Lot 2

Circa 9.7 acres of land as illustrated on the attached maps, with road access via Lovers Lane. Offers around £165,000

### Lot 1

Lot 1 includes the dwelling house, agricultural yard and circa 23 acres of land, as illustrated on the attached maps, labeled Lot 1.

Offers around: £685,000

**Dwelling House:** Detached four bedroom house of circa 1,500 sq ft. (accommodation details below). Access to the property is via a wide, tarmacked driveway from the Townhill Road.

**Agricultural Yard:** Circa 1.7 acres of agricultural yard, the majority of which is finished in concrete, complete with a wide array of agricultural buildings and facilities, offering in excess of 15,000sq ft of storage space.

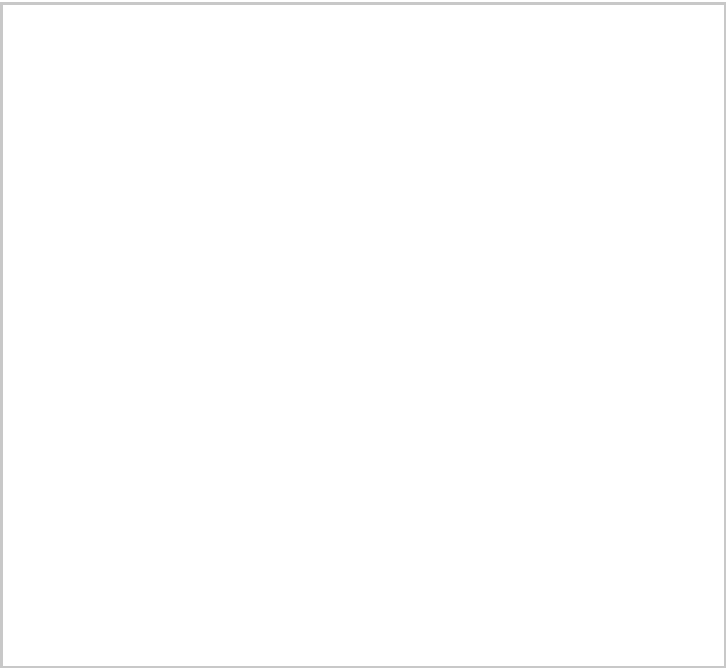
**Land:** Circa 23.2 acres of good quality agricultural land surrounding the yard, accessed via the yard and Townhill Road.

### Lot 3

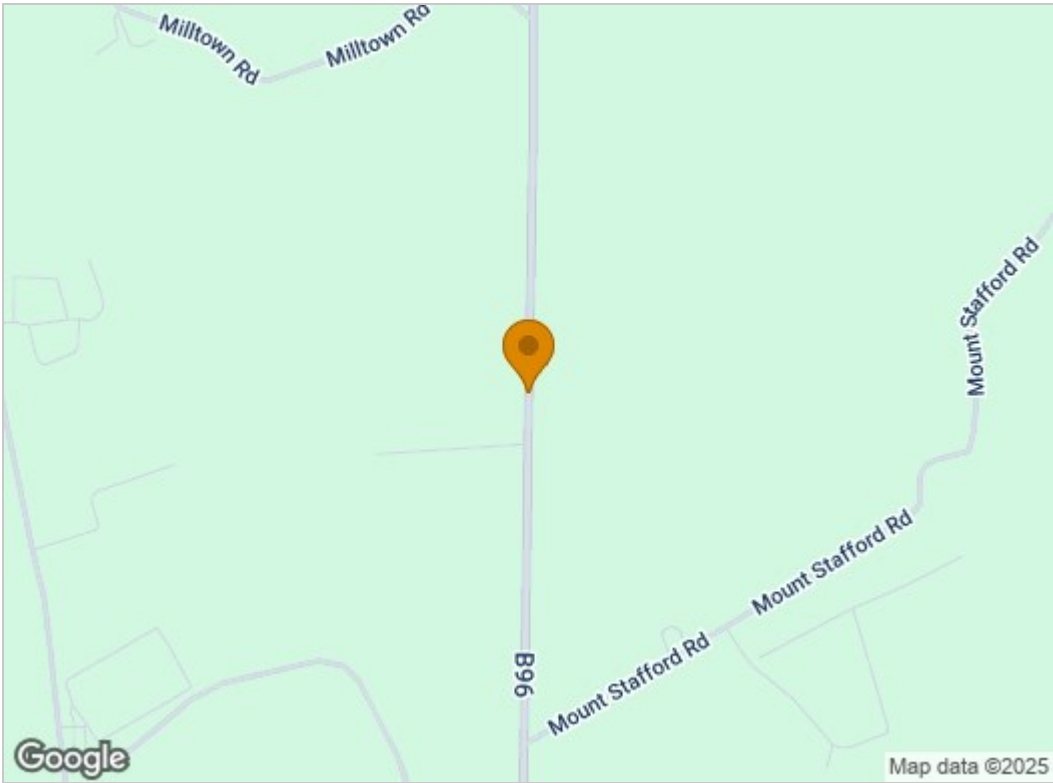
Circa 36 acres of land as illustrated on the attached maps, road access via Milltown Road. Offers around: £610,000.



Floor Plan



Area Map



Energy Efficiency Graph