



J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.
Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

LAND & AGRICULTURAL SHEDS AT KNOCKNOUGHER / ALTIKEERAGH ROAD, ARTICLAVE



**CIRCA 127 ACRES OF LAND FOR ROUGH GRAZING
TOGETHER WITH MODERN SHEEP SHED, CATTLE
SHED, STOCK HANDLING FACILITIES AND SILAGE
CLAMP.**

GUIDE PRICE: £850,000

Available in lots on request

VIEWING: By appointment

www.jamcclelland.com



YARD

The yard is accessed via a shared laneway off Knocknougher Road and comprises of modern cattle and sheep sheds, stock handling facilities and earth bank silo clamp.

The main shed is a 19 bay steel portal frame purpose built sheep shed with concrete central passageway (20 ft wide) and wire mesh slats serviced by water drinkers. Surrounding the shed there is a covered concrete apron.

294.5 ft x 60 ft (17,670 sq ft)



The cattle shed comprises of 4 concrete slatted pens with solid floor lying in area. Externally, there's a covered race and crush with 4 pedestrian doors.

128 ft x 50 ft (6,400 sq ft)

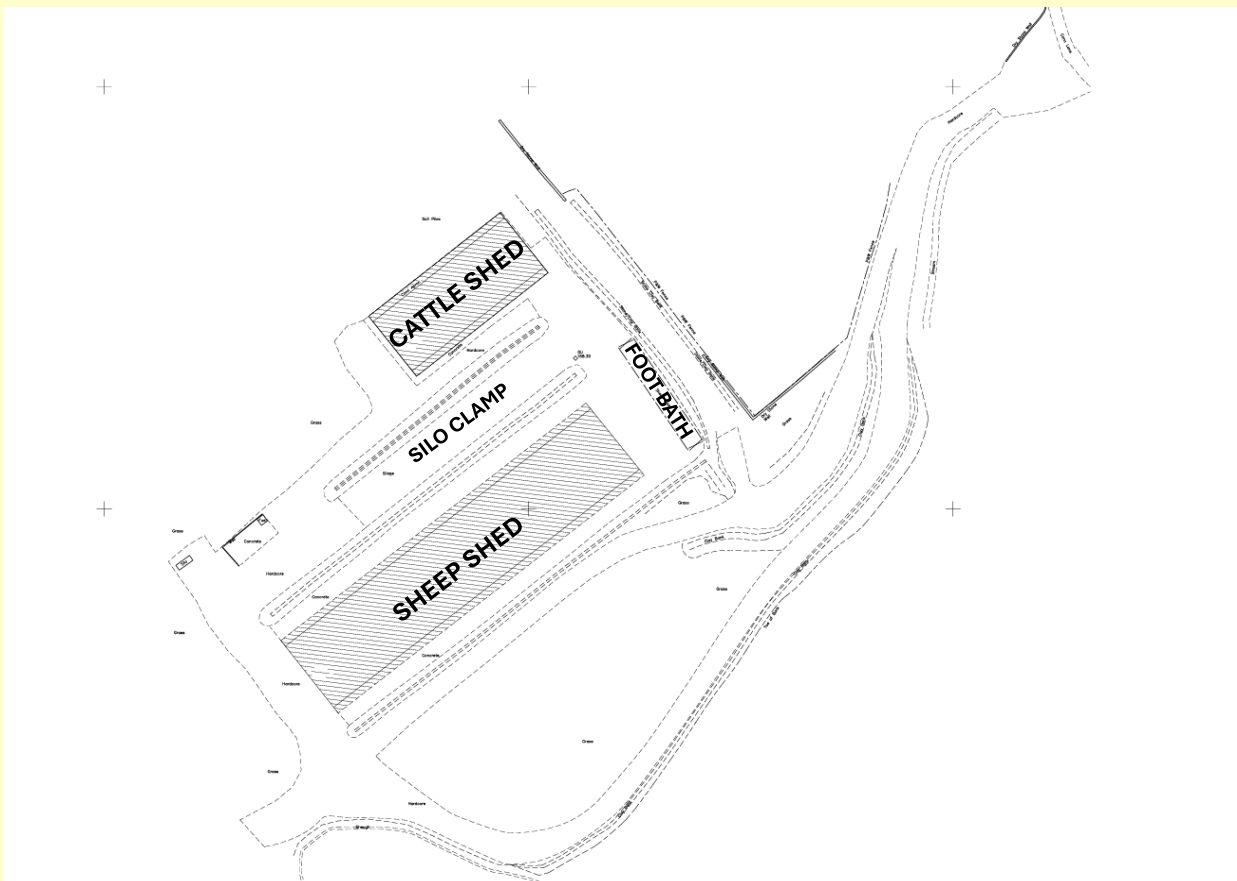
LAND

The lands extend to c. 127 acres of rough grazing in 3 blocks, 2 of which front Altikeeragh Road, with access off same. There are no BPS entitlements available for transfer.





YARD LAYOUT FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE





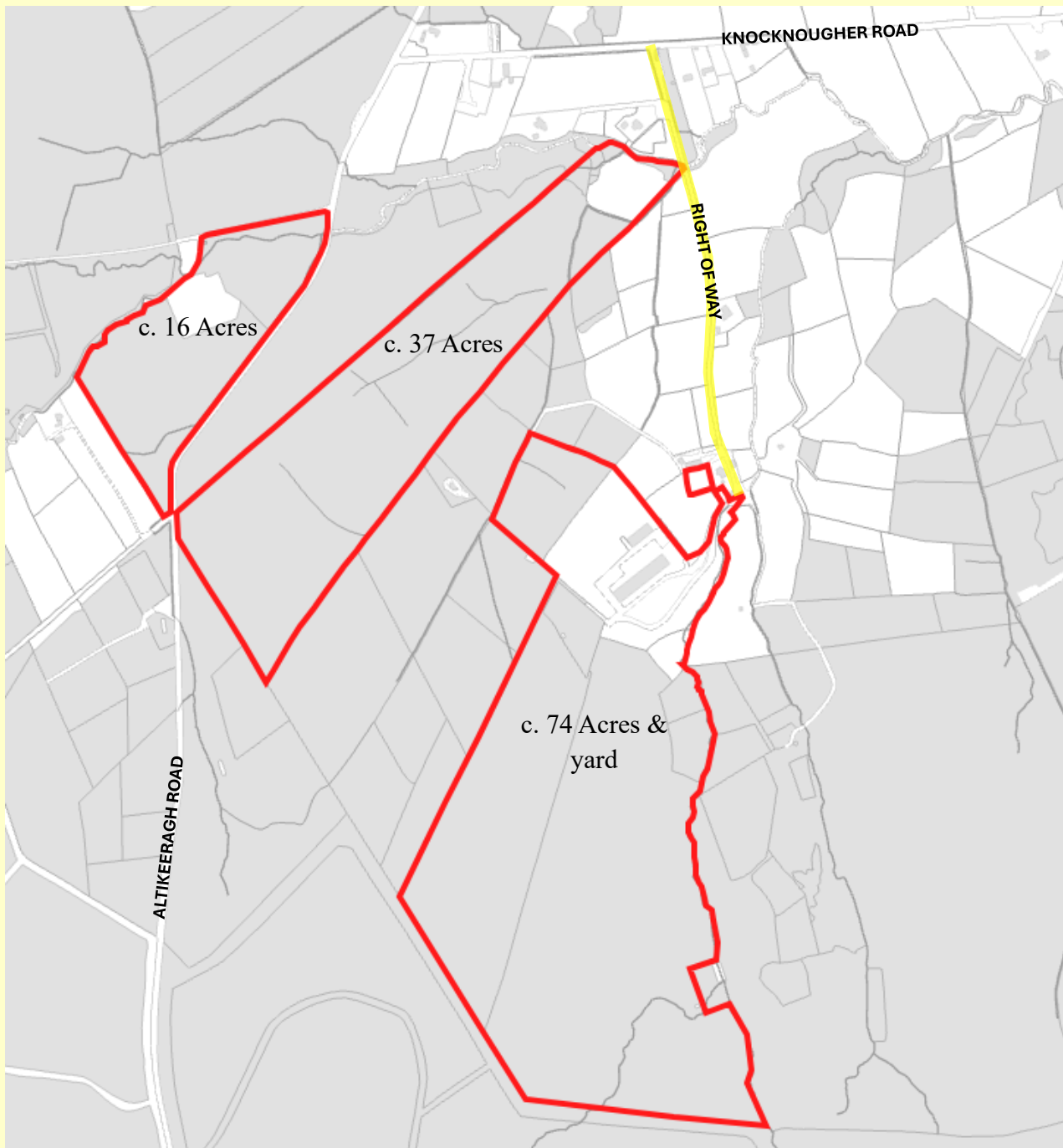
c. 16 Acres at Altikeeragh Road, Articleave

FOR IDENTIFICATION PURPOSES ONLY



c. 37 Acres at Knocknougher Road, Articleave

FOR IDENTIFICATION PURPOSES ONLY.



In accordance with anti-money laundering regulations all offers must be accompanied by proof of funds and a copy of ID.

Title: Title enquiries to Hool Law, Room 311, Scottish Provident Building, 7 Donegall Square West, Belfast BT1 6JH



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