

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

‘HILLSVIEW’

5 LOUGHDOO ROAD

LARNE BT40 2LZ



**AN ATTRACTIVE HILL FARM WITH DETACHED FARMHOUSE, STOCK
BUILDINGS & CIRCA 141 ACRES OF LAND**

(AVAILABLE IN ONE OR MORE LOTS)

www.jamcclelland.com



An opportunity to purchase a good hill farm extending to c. 141 acres with an attractive dwelling and range of farm buildings. The holding can be further subdivided to suit prospective purchasers if required.

PRICE: O.I.R.O. £750,000

VIEWING: By appointment

Accommodation

ENTRANCE PORCH

Glazed entrance porch with pvc front door, tiled floor, radiator and excellent views.

LIVING ROOM 13'8 x 13'11

'Stanley' wood burner with back boiler, T.V. Point & radiator.

KITCHEN 14' x 10'10

Fitted kitchen suite with range of high and low level units, fully tiled walls, integral 'Hotpoint' hob and oven, 1 1/2 bowl stainless steel sink unit with mixer tap.

REAR PORCH

With pvc rear door, cloak cupboard and downstairs wc.



First floor accommodation

BEDROOM 1 15'11 x 9'6 (into fitted robe)

Built in wardrobe, vanity unit and radiator.

BEDROOM 2 11'10 x 8'5 (into fitted robe)

Built in wardrobe and radiator.

BEDROOM 3 10'9 x 8'10 (into fitted robe)

Built in robe and radiator.

BATHROOM

Modern bathroom suite with wc, wash hand basin, shower cubicle and heated towel rail.

HOTPRESS

Shelved hotpress off landing.

FLOORED ATTIC

OIL FIRED CENTRAL HEATING THROUGHOUT

BURGLAR ALARM





Farmyard & Buildings

CATTLE SHED 3 bay part slatted shed with covered feeding area and sliding doors for vehicular access.

GENERAL PURPOSE SHED 3 bay block built shed with covered crush & handling pen to the rear and tin clad lean to shed to side.



Land

The holding extends to c. 141 acres comprising a mixed quality farm of land, all held in a compact block with frontage to the Loughdoo Road and good access over internal laneways to the majority of fields and onto the hill. Fields are well fenced for stock and there is a spring water supply to most fields. No BPS entitlements are available for transfer.

A rare opportunity to purchase a substantial holding with potential for a range of alternative uses subject to the necessary permissions being obtained.

For identification purposes only.

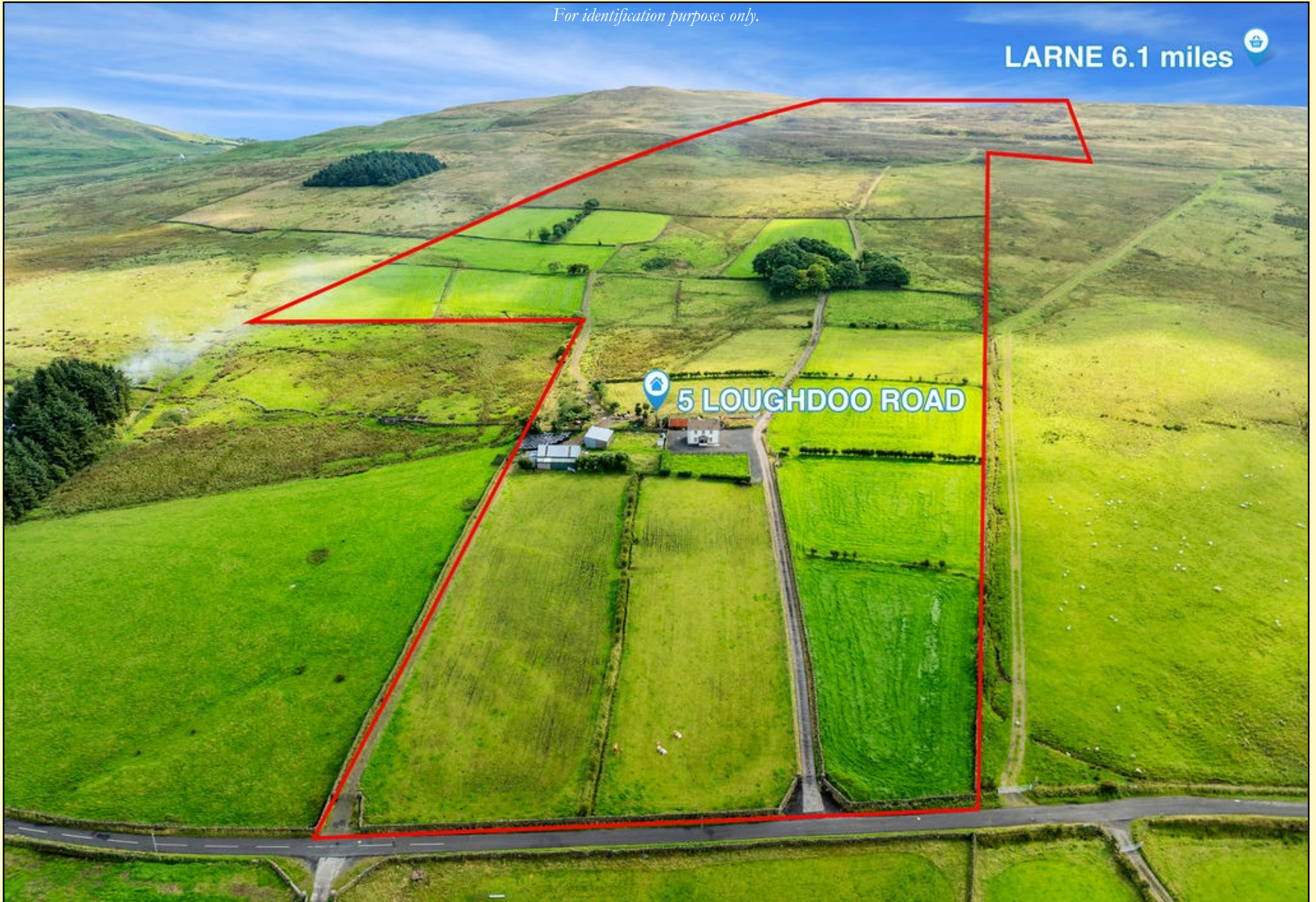


For identification purposes only.

LARNE 6.1 miles

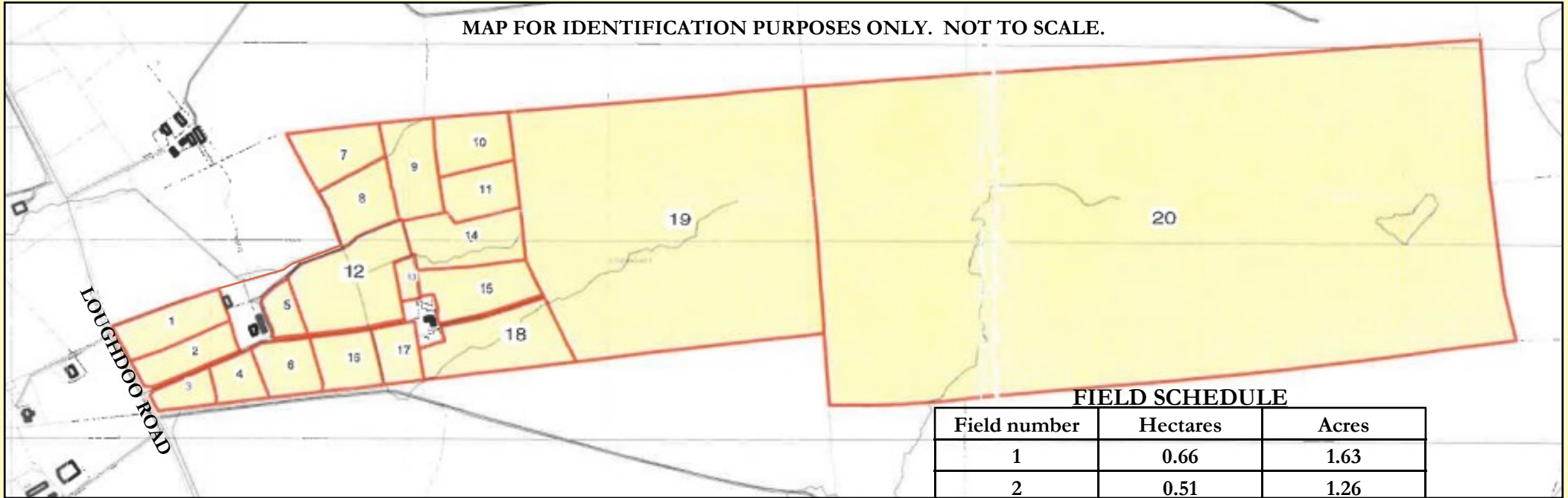


5 LOUGHDOO ROAD



FARM MAP

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



FIELD SCHEDULE

Field number	Hectares	Acres
1	0.66	1.63
2	0.51	1.26
3	0.29	0.71
4	0.34	0.84
5	0.27	0.66
6	0.51	1.26
7	0.65	1.6
8	0.67	1.65
9	0.77	1.9
10	0.66	1.63
11	0.58	1.43
12	1.45	3.58
13	0.14	0.34
14	0.92	2.27
15	0.81	2
16	0.54	1.33
17	0.39	0.96
18	1.22	3.01
19	11.37	28.09
20	34.37	84.92



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents
 Ballymena Livestock Market, Unit 1 Woodside Road,
 Ballymena, Co. Antrim BT42 4QJ
 Tel: 028 2563 3470 Email: sales@jamcclelland.com

www.jamcclelland.com

AGENT'S NOTES

- J A McClelland & Sons Ltd and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property.
 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by