



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

60 BALLYNURE ROAD, NEWTOWNABBEY, BT36 5SJ

ATTRACTIVE RESIDENTIAL HOLDING WITH DETACHED FARMHOUSE, RANGE OF FARM BUILDINGS &
CIRCA 63.6 ACRES OF LAND

Guide Price £750,000

Viewing by appointment only

www.jamcclelland.com



The holding comprises a 3 bed farmhouse, range of useful stock housing and c. 63.6 acres of land all accessible via a private laneway of the A8. The holding is very well located 3.5 miles from Ballyclare and 2.75 miles from Glengormley.

ACCOMMODATION

GROUND FLOOR

FRONT ENTRANCE PORCH hardwood front door

KITCHEN: 18'7 x 11'8 Range of high and low level fitted units, integral fridge, space for oven, double and single radiator

UNDERSTAIR STORAGE

LIVING ROOM: 18'8 x 12'11 Open fire with tiled hearth surround and double radiator



REAR ENTRANCE PORCH Tiled floor with double glazed windows and PVC door.

FIRST FLOOR

BEDROOM 1: 9'1 x 8'7 Double radiator & double aspect windows

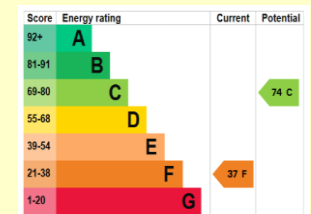
BEDROOM 2: 8'8 x 8'0 Double radiator

BEDROOM 3: 12'1 x 11'1 Double radiator & Double aspect window

BATHROOM: 13'0 x 6'2 Fully tiled with bath, WHB, WC, single radiator and shelved hot press. PVC frosted window

MAINS WATER PRIVATE SEPTIC
TANK OFCH SYSTEM WITH
NEW BOILER FITTED IN 2022

TOTAL AREA: 813 sq ft



FARMYARD

WORKSHOP	15'6 x 11'8
10 COW BYRE	32'0 x 15'7
14 COW BYRE	21'11 x 24'0
GENERAL STORE	54'0 x 20'7
4 BAY HAY SHED	60'0 x 24'0
SLATTED LEAN TO	49'0 x 22'0
CUBICLE HOUSE	60'0 x 24'0
MACHINERY SHED	45'0 x 18'7
STABLE	15'6 x 9'2

COVERED YARD WITH CATTLE CRUSH

LAND

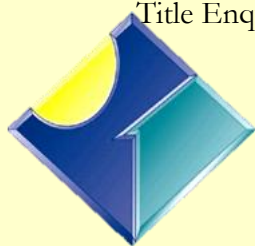
The lands surround the farmyard and extend to c. 63.6 acres. Fields are bounded by thick, mature hedgerows, well fenced and watered in part by a mains and natural supply. The lands are all under grass at present with some arable fields which would benefit from improvement, Fields have good access from an intersecting lane with several fields fronting the A8. BPS entitlements available by separate negotiation.



FOR IDENTIFICATION PURPOSES ONLY

Field Number	Hectares	Acres
1	1.49	3.7
2	0.79	2.0
3	1.86	4.6
4	1.3	3.2
5	1.07	2.6
6A	0.48	1.2
6C	0.06	0.1
7	1.49	3.7
9B	0.83	2.1
9C	0.14	0.3
9D	0.52	1.3
10	0.07	0.2
11	0.08	0.2
12	1.26	3.1
13	1.58	3.9
14	0.76	1.9
15	1.28	3.2
16	1.02	2.5
17	1.17	2.9
18	1.74	4.3
19	1.04	2.6
20	1.33	3.3
21	1.83	4.5
22	0.56	1.4
23	0.21	0.5
24	1.27	3.1
25	<u>0.51</u>	<u>1.3</u>
TOTAL	25.74	63.6

Title Enquiries to Campbell McCrudden 9 Portland Avenue, Glengormley, BT36 5EY c/o Dominic Kane



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Incorporating J. M. Wreath & Co.

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