

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**210 CARNALBANAGH ROAD,
& CREEVAMOY ROAD,
BUCKNA, BROUGHSHANE**

**DETACHED PERIOD RESIDENCE WITH RANGE OF FARM BUILDINGS &
c.49.11 ACRES OF GOOD QUALITY LAND IN THE BRAID VALLEY
(AVAILABLE IN ONE OR MORE LOTS)**

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A substantial detached period residence now in a state of disrepair and requiring renovation or would be suitable for a replacement dwelling subject to planning. Externally, there are a range of traditional stone built outbuildings which may have some potential for conversion together with livestock accommodation and general purpose stores. The lands extend to c.49.11 acres with c.25.81 acres surrounding the residence and yard and the remaining c.23.3 acres together with a derelict dwelling and former yard accessed off Crevamoy Road.

The holding is situated in a prime location in the fertile Braid Valley approx. 2 miles from the award winning village of Broughshane. Early inspection of this attractive holding is highly recommended by the selling agents.

GUIDE PRICE: £1,000,000

Or in Lots as follows: -

Lot 1 - 210 Carnalbanagh Rd - House, farmyard & c.25.8 acres - £600,000

Lot 2 - Crevamoy Rd - Derelict house & c.23.3 acres - £400,000

VIEWING: By appointment



Farmyard & outbuildings

STONE BUILT BARN WITH LOFT (adjacent to dwelling with potential for conversion, subject to planning)

ROW OF TRADITIONAL STEADING AND OUT OFFICES

ROUND ROOF SHED 39' x 17'

LEAN TO SHED 36' x 10'

LAYING IN SHED 39' x 27'

CATTLE SHED 45' x 30'

Round roof cattle shed with solid floor.

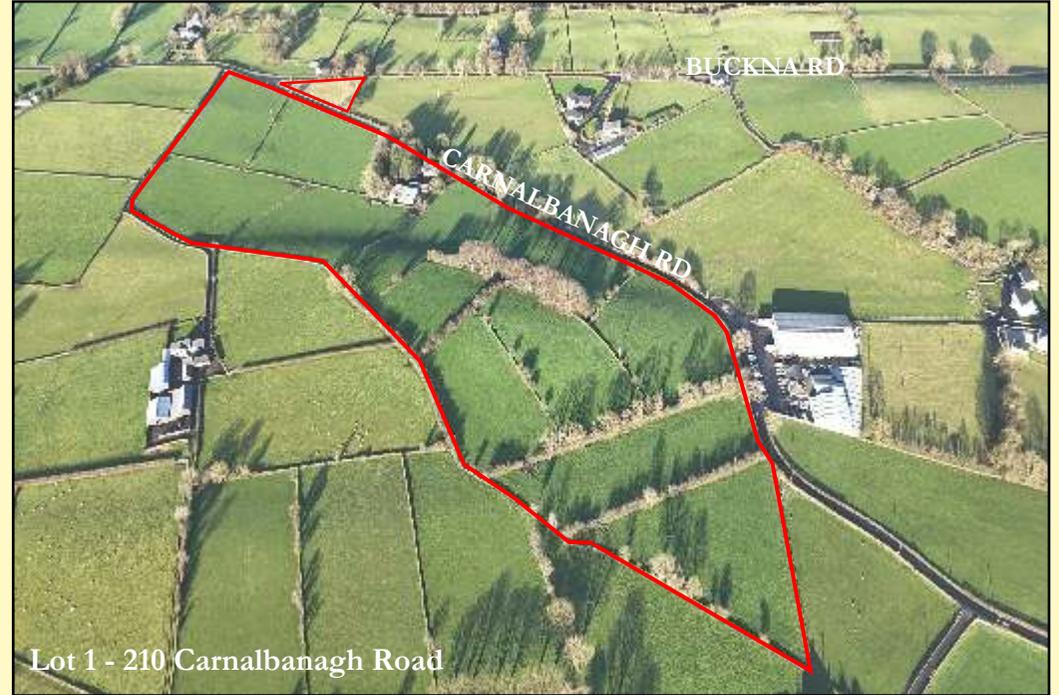
STOCK HANDLING PEN & RACE

Access & inspection

Please do not attempt to climb the steps into the hay loft or access any buildings unaccompanied.



Lot 2 - Creevamoy Road



Lot 1 - 210 Carnalbanagh Road



Lot 1 - 210 Carnalbanagh Road

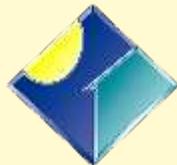


Lot 2 - Creevamoy Road



FIELD SCHEDULE

Field No.	Hectares	Acres
1	1.049	2.592
2	1.045	2.582
3	1.194	2.95
4	1.019	2.517
5	0.207	0.511
6	0.753	1.86
7	1.045	2.582
8	0.484	1.195
9	0.567	1.401
10	0.701	1.732
11	0.766	1.892
12	0.69	1.704
13	0.62	1.532
14	0.308	0.761
15	1.066	2.634
16	0.98	2.421
17	0.794	1.961
18	0.771	1.905
19A	1.022	2.525
19B	0.036	0.088
20	0.45	1.111
21	1.669	4.124
22	0.37	0.914
23	0.853	2.107
24	1.289	3.185
25	0.132	0.326



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