



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

On Behalf of the Executor in the Estate of Mr. W. L. McMillan M.B.E.
**FAIRVIEW, 52 GREENGRAVES ROAD, BALLYLISBREDAN,
DUNDONALD, BELFAST BT16 1UZ**



**AN EXCELLENT FARM EXTENDING TO c. 116 ACRES OF PRODUCTIVE ARABLE LAND,
SUBSTANTIAL RESIDENCE, FARM COTTAGES & GOOD RANGE OF FARM BUILDINGS**

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J. A. McClelland & Sons are delighted to present to the market 'Fairview Farm' the former home of the renowned Ulster ploughman Mr. W. Lawrence McMillan M.B.E., Deceased, who won the prestigious 'Golden Plough' at the World Ploughing Contest held near Armoy in 1959. The farm comprises a substantial farm residence with stunning views over the surrounding countryside and generous living accommodation to include three reception rooms and four bedrooms. Externally, there is an extensive yard previously used for dairying, two former farm worker's cottages and circa 116 acres (title area) of prime arable land suitable for cutting, grazing and vegetable production.

This is a rare opportunity to acquire a highly productive agricultural holding in a ring fenced unit conveniently located to Belfast City and early inspection is recommended.

Guide Price: £2,800,000
Viewing: Strictly by appointment



LOCATION

The holding occupies a choice location within Dundonald, a suburb of Belfast just 7 miles east of the City Centre.

Dundonald is a popular residential area with local amenities including convenience stores, Lidl & Asda, a range of schools including Dundonald Primary School and Dundonald High School, as well as leisure facilities, Stormont Estate and the Ulster Hospital.

The property enjoys a peaceful rural location whilst benefiting from ease of access to Northern Ireland's capital city via the A20 which adjoins the Greengraves Road.

MAIN FARM RESIDENCE

The main farm residence known as 52 Greengraves Road, occupies a splendid situation with commanding rural views, and offers a unique opportunity for an intending purchaser to extensively refurbish the existing property to provide a modern family home; or, has potential for a spectacular site for a replacement dwelling, subject to obtaining the necessary planning consents.

FORMER FARM WORKER'S COTTAGES

50 & 50A Greengraves Road are two former farm worker's cottages accessed off the laneway approach to the main holding.

No. 50 is occupied by a longstanding tenant and consists of a two storey stone built residence with a well tended garden and suitable parking area.

No. 50A is in a poor state of repair and is not habitable, but may be suitable for a replacement dwelling, subject to the necessary planning permissions and consents being obtained.



ACCOMMODATION

GROUND FLOOR

Living Room 28'3 x 13'8

Open fire, door to garden, tiled hearth and surround wooden mantel, cornice

Dining Room 13'6 x 13'0

Servery hatch from kitchen, cornice

Kitchen 12'8 x 11'8

Oil fired Aga with 4 ovens and hot plate, half tiled walls, single bowl stainless steel sink and built in cabinets

Lounge 13'6 x 12'8

Open fire tiled hearth and surround

FIRST FLOOR

Master Bedroom 12'8 x 15'2

Built in wardrobe, wash hand basin

Bedroom 2 12'2 x 13'0

Bedroom 3 10'0 x 13'0

Built in wardrobe

Bedroom 4 10'9 x 13'0

WC

Coloured bathroom suite, pedestal style wash hand basin, bath, separate Mira Sport Electric shower, hot press, shaving point and heated towel rail

Hardwood double glazed windows throughout.

Electric heating

Septic Tank with consent to discharge in place

Mains water supply



YARD PLAN

DWELLING

FORMER DAIRY

LOFTED STEADING

HAY SHED

CATTLE HOUSE

CUBICLE HOUSE 1

CUBICLE HOUSE 2

SILO 1

SILO 2

MIDDEN



YARD

An expansive farmyard, formerly supporting a dairy enterprise with a good range of agricultural buildings which now require some repair and modernisation.

ACCOMMODATION

| | |
|---------------------------------------|----------|
| Former Dairy | 25 x 70 |
| Lofted steading | 46 x 19 |
| Round roof 3 bay open side hay shed | 59 x 21 |
| Lean to solid floor cattle house | 21 x 150 |
| Cubicle house 1 (approx. 60 cubicles) | 33 x 150 |
| Cubicle house 2 (approx. 48 cubicles) | 21 x 88 |
| 2 Open Silo clamps | |
| Handling Yard with race | |
| Midden | |



LAND

This sale provides a rare opportunity to acquire an extensive arable unit in one of Northern Ireland's finest farming districts. The property extends to c. 116 acres (title area) with the main residence and yard sitting in the centre of the land which is held in a contiguous block. Fields are currently a mixture of grassland and stubble, all suitable for arable farming and with an intersecting lane throughout which could accommodate a dairy enterprise. The holding has been well farmed in recent years and is in a high state of fertility.

SERVICES

Mains water supply in place.

Private septic tank for the main residence.

FARM SUSTAINABILITY PAYMENT

There are no FSP entitlements available for transfer.







GREENGRAVES ROAD

FOR IDENTIFICATION PURPOSES ONLY

RATES

The capital values for the properties from LPS online valuation services, are as follows:

50 Greengraves Road: £140,000

Estimated rates payable: £1,273.72

50A Greengraves Road: £85,000

Estimated rates payable: £773.33

52 Greengraves Road: £230,000

Estimated rates payable: £2,092.54

Potential purchasers should make their own enquiries to confirm the rates payable.

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 1 G | |

Current : 1G Potential: 74C



TENANCIES

50 Greengraves Road: Occupied

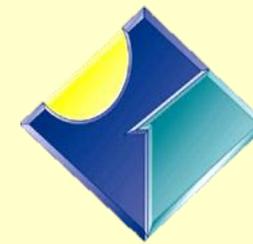
50A Greengraves Road: Vacant

52 Greengraves Road: Vacant

Further details available upon request

TITLE

Title Enquiries to Deirdre Mullan at Diamond Heron Solicitors, 7-19 Royal Avenue, Belfast, BT1 1FB



J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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| Field Number | Acres | Hectares |
|--------------|--------------|--------------|
| 1 | 12.9 | 5.22 |
| 2 | 6.3 | 2.55 |
| 3 | 15.4 | 6.22 |
| 5 | 5.0 | 2.01 |
| 7 | 6.0 | 2.41 |
| 8 | 11.1 | 4.50 |
| 9 | 9.6 | 3.90 |
| 10 | 5.9 | 2.37 |
| 11 | 9.6 | 3.85 |
| 12 | <u>25.5</u> | <u>10.30</u> |
| TOTAL | 107.1 | 43.33 |

Source: OSNI Map Measure to exclude hard features

AGENT'S NOTES

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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.
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