



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents



FOR SALE

CLONROOT ROAD & BATTLEHILL ROAD, PORTADOWN, CRAIGAVON

**C. 63 ACRES OF TOP QUALITY LAND WITH AN EXCELLENT
RANGE OF FARM BUILDINGS**

www.jamcclelland.com



LOCATION

This is an excellent holding in a much sought after location about 2 miles west of Portadown and c. 7 miles north east of Armagh.

Located on the junction of Clonroot Road and Battlehill Road the lands have extensive road frontage.

LAND

The lands extend to c. 63.3 acres, the yard and 39.3 acres of land lie east of Clonroot Road with the remaining 24.01 acres on the opposite side of the road. The lands are excellent quality grassland in a high state of fertility suitable for both cropping and grazing. Fields are well fenced and watered for stock.

The vendor will retain a right of way on the laneway through fields 1/A and 2 (shaded yellow on the map on the back of the brochure).

No BPS entitlements are included with the sale.



FARMYARD

The yard has been well maintained and offers a range of traditional and modern accommodation as follows:

CATTLE SHED

Slatted and tanked with external mixing point and central feed passage

CATTLE SHED

Slatted and tanked with side feed passage

PART COVERED SILO

MACHINERY SHED

RANGE OF TRADITIONAL OUTHOUSES

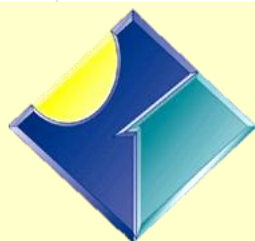
The yard is accessible off both Battlehill Road and Clonroot Road.

SALES DETAILS

VIEWING: Strictly by Appointment

GUIDE PRICE ON APPLICATION





J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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 inspection or otherwise.