



## J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**  
**BEECHWOOD FARM,**  
**60 BURNQUARTER ROAD, BALLYMONEY**



**A DESIRABLE STOCK FARM WITH MODERN DETACHED BUNGALOW, EXCELLENT RANGE OF LIVESTOCK ACCOMMODATION TOGETHER WITH c. 68.37 ACRES OF AGRICULTURAL LAND**  
*(AVAILABLE IN ONE OR MORE LOTS)*

[www.jamcclelland.com](http://www.jamcclelland.com)



An opportunity to acquire a well maintained farm with detached modern bungalow with generous accommodation to include two reception rooms, spacious kitchen with living area and space for casual dining, utility room, three bedrooms and family bathroom. Externally, the property has a well maintained mature garden and a detached garage to the rear.

The farmyard offers an extensive range of modern livestock accommodation for beef cattle and a former pig fattening enterprise. The farmland is all held in a compact block extending to c. 68.37 acres with good frontage to the Burnquarter, Bravallen & Mullan Roads.

This is an attractive well maintained holding situated in a convenient location approx. 4 ½ miles from Ballymoney and 7 ½ miles from Kilrea. Early inspection is highly recommended.

**PRICE: O.I.R.O. £1,100,000**  
**VIEWING: By appointment**



**Accommodation: -**

**ENTRANCE HALL:**  
With PVC front door.

**LIVING ROOM:** 17'½ x 12'3  
Marble fireplace with gas fire inset, cornice and centre rose.

**DINING ROOM:** 12'4 x 11'  
Currently used as a dining room but could provide a fourth bedroom, cornice and centre rose.

**KITCHEN:** 22' x 22' (to include utility area)  
Modern fitted kitchen suite with range of high and low level fitted units with glazed display cupboards, integral appliances to include a 'Neff' oven, microwave and ceramic hob, 1 ½ bowl stainless steel sink and drainer unit, 'Beko' dishwasher and 'Rayburn' oil fired stove. **UTILITY ROOM:** With range of fitted cupboards, stainless steel sink unit, plumbed for washing machine and space for tumble dryer.



REAR PORCH: Leading to office and separate wc with wash hand basin.

HOTPRESS: Shelved hotpress off the hallway.

BATHROOM: Modern four piece bathroom suite comprising bath, wc, pedestal wash hand basin, shower cubicle, half tiled walls and heated towel rail.

BEDROOM 1: 11'4 x 10'3

BEDROOM 2: 11'2 x 10'10 with built in robes.

BEDROOM 3: 11' 1/2 x 10'9 with built in robes.

GARAGE: Detached garage with roller door and PVC pedestrian door.

GARDEN: A mature garden mostly laid to lawn is situated to the front and rear of the dwelling and has been well maintained.

PRIVATE SEPTIC TANK & MAINS WATER SUPPLY



**Energy Performance Certificate**

*Awaiting EPC*





**Farmyard & Buildings: -**

An extensive farmyard with a good range of farm buildings to include;

**SLATTED SHED:** 110' x 30' slatted suckler house with side feed passage, slatted at front and solid floor calf creep bedded area behind pens.

**CALF SHED:** 60' x 20' solid floor young stock house with side feed passage.

**TWO BAY LAYING IN SHED:** with solid floor.

**MACHINERY SHED:** 60' x 22'

**LAYING IN SHED WITH LEAN TO:** Pitched roof shed with lean to split into five pens with block built divisions.

**SLATTED SHED:** Four bay round roof shed with lean to sheds either side, rubber slats, central feed passage.



**CUBICLE HOUSE:** Two slatted cubicle houses both 60' x 40'

**TWO ROUND ROOF FORMER COVERED 4 BAY SILOS**

**COVERED HANDLING PEN WITH CATTLE RACE & CRUSH**

**SLATTED SHED:** 4 bay slatted cattle house with side feed passage.

**OPEN SILO CLAMP** 90' x 45'

**PITCHED ROOF GENERAL PURPOSE SHED** (part lofted)

**GENERAL PURPOSE SHED:** 7 bay open sided shed

**MOORE 300,000G ABOVE GROUND SLURRY STORE**

Former pig accommodation for approx. 1500 weanlings: -

**PIG HOUSE 1:** 112' x 20'

**PIG HOUSE 2:** 112' x 20'

**PIG HOUSE 3:** 112' x 11'

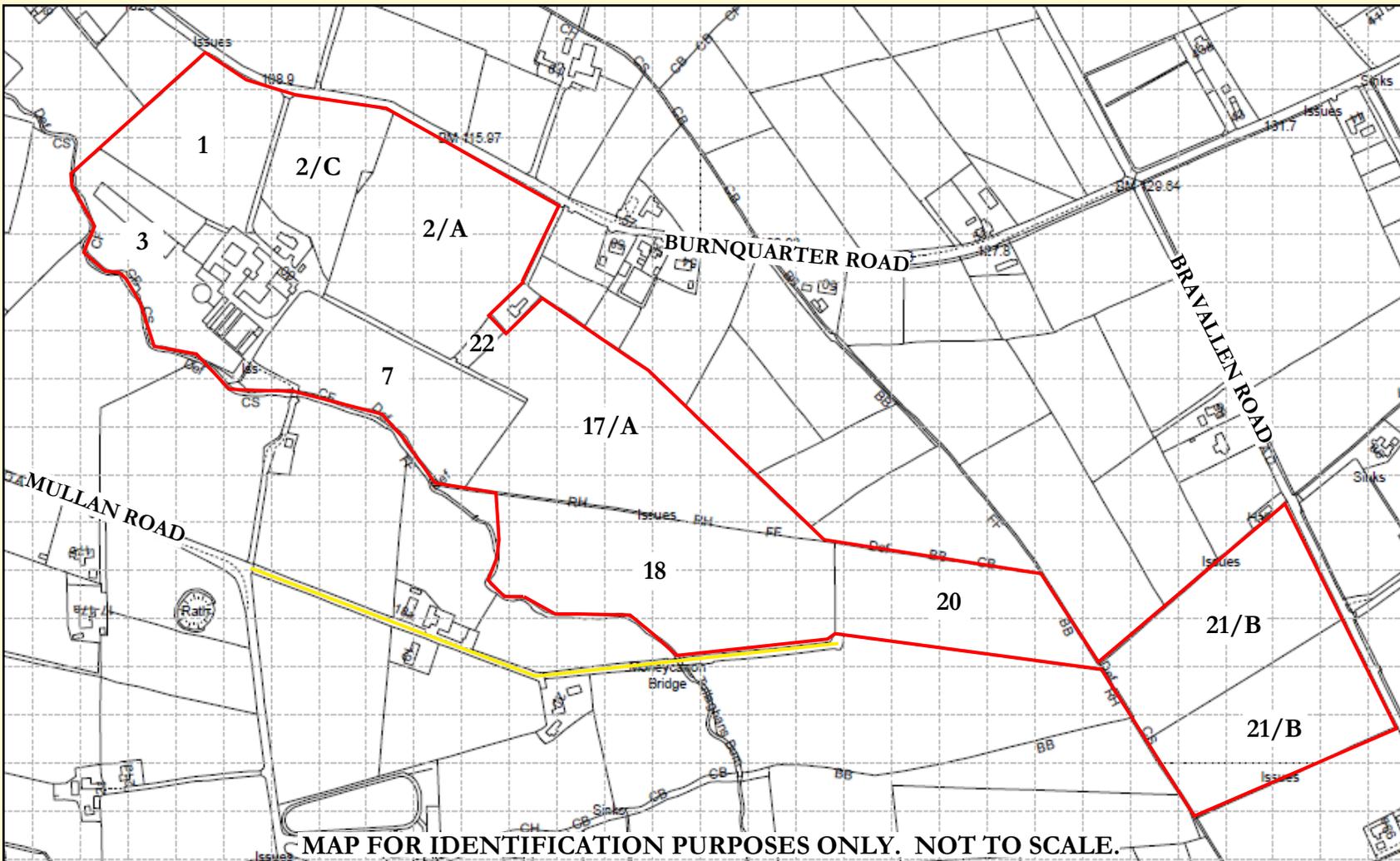
**PIG HOUSE 4:** 112' x 38' block built with a wooden frame.

**PIG HOUSE 5:** 112' x 11'



*Photograph outline for identification purposes only. Not to scale.*





MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.

**FIELD SCHEDULE**

Field No.	Hectares	Acres
1	2	4.94
2A	3.63	8.96
2C	1.45	3.58
3	1.57	3.88
4	0.09	0.22
7	2.58	6.37
17A	4.34	10.72
18	4.16	10.27
20	2.32	5.73
21A	2.87	7.09
21B	2.56	6.32
22	0.12	0.29

**TITLE:** Title enquiries to Messrs Macaulay Wray, Solicitors, 35 New Row, Coleraine.



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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](http://www.jamcclelland.com)

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