

# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

## FOR SALE

**CHATSWOOD FARM,  
391 MIDDLE ROAD, ISLANDMAGEE,  
LARNE BT40 3TG**



**AN OUTSTANDING DAIRY FARM EXTENDING TO c. 138.2 ACRES WITH A  
SUBSTANTIAL DWELLING & EXCELLENT RANGE OF MODERN FARM BUILDINGS**

*(Available in one or more lots)*

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



**An opportunity to purchase a modern dairy farm with substantial four bedroom dwelling and excellent range of modern farm buildings, some recently constructed with accommodation for approx. 140 cows and followers. The adjoining lands are in the majority good quality, all under grass at present and extend to c. 138.2 acres.**

**This is a good quality dairy farm in a pleasant location, convenient to Larne & Whitehead. Rarely does a farm of this size and quality come to the market and early inspection is highly recommended.**

**GUIDE PRICE: £1,850,000**

**Or in lots as follows: -**

**Lot 1 - £1,500,000 - Farmhouse, yard & c. 107.33 acres (could be further subdivided)**

**Lot 2 - £350,000 - Circa 30.87 acres at Gobbins Road**

**VIEWING: By appointment**

Accommodation

**FRONT PORCH:** With hardwood front door leading to the hallway.

**LIVING ROOM:** 15' x 15'11

With gas fire, double radiator and pine ceiling.

**SNUG/SITTING ROOM:** 12'10 x 12'

With bay window, wood burning stove, pine ceiling, wall lights, feature glass window to hall, double radiator.

**KITCHEN:** 12'4 x 7'10

Range of fitted high and low level units, 1 ½ bowl stainless steel sink unit, tiled floor, spaces for cooker with extractor fan, fridge and dishwasher.

**DINING/UTILITY AREA:** 20' x 9'

Area for casual dining & plumbed for washing machine & tumble dryer, sink unit, fitted high & low level units, tiled walls & floor, double radiator.



### First floor accommodation

MASTER BEDROOM: 16'8 x 14'6

Spacious bedroom with separate dressing room and ensuite shower room with shower cubicle, wc, wash hand basin and vanity unit.

BEDROOM 2: 15'2 x 10'10 Built in wardrobe and double radiator.

BEDROOM 3: 12'2 x 9'7 With double radiator.

BEDROOM 4: 8'11 x 7'2 With built in cupboard and double radiator.

STUDY: With double radiator.

BATHROOM: 11' x 8'5

Modern white suite with tear drop bath, shower cubicle, wc, wash hand basin with vanity unit and heated towel rail.

HOTPRESS

OIL FIRED CENTRAL HEATING

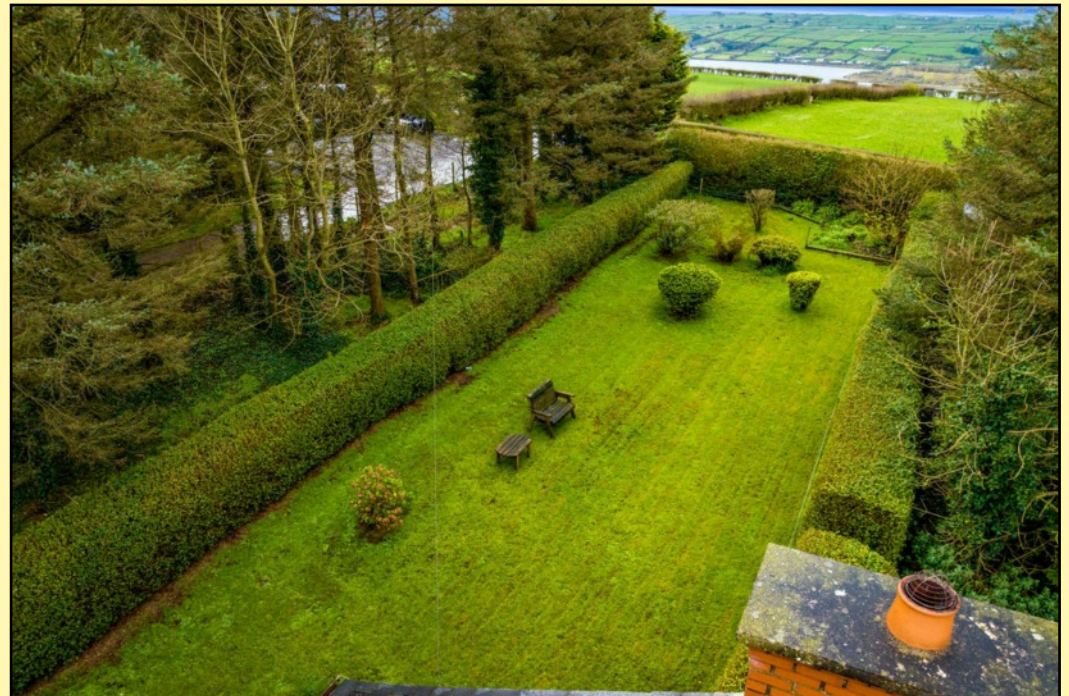
MAJORITY OF WINDOWS DOUBLE GLAZED





### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		50 E
21-38	<b>F</b>	36 F	
1-20	<b>G</b>		





## Farmyard & Outbuildings

**An excellent range of modern farm buildings set up for an established dairy enterprise, with interconnecting cattle sheds and gated yards easing the movement of stock. Several buildings are recently constructed, completed in 2023 with the remaining buildings well maintained and modernised.**

OFFICE: Space for farm office beside the dairy.

GENERAL PURPOSE SHED: 58'5 x 22'

Divided into calving pens, with cameras installed.

DAIRY: 'Fabdec' 8000 litre bulk tank.

PARLOUR: 'DeLaval' eight point auto tandem parlour with 'Orby' feeders. Spacious collecting yard adjoining the parlour.

YOUNG STOCK SHED: With feed passage and 40 full size matted cubicles, slatted with feed passage.

COW SHED: 120' x 63'

110 cubicles with mattresses (replaced 3 years ago) cow brushes, full side feed passage, slatted with 8' tank.

OPEN CLAMP SILO: *Approx.* 100' x 35'

OPEN CLAMP SILO: *Approx.* 120' x 40'

GENERAL PURPOSE SHED: 20' x 20' Suitable for calves.

DRY COW SHED: 92' 1/2 x 52'

30 cubicles with mattresses, fully tanked with 10' tank. Adjoining OPEN FRONT SHED: For machinery/ straw storage etc.

CALF SHED: 55' x 19' Recently constructed calf shed, slatted with 10' tank.

OPEN SHED: 28' x 21' 1/2 General purpose open shed with solid floor.

MIDDEN: With outside collecting tank.

GENERAL PURPOSE SHED: 60' x 30' With solid floor. ADJOINING WORKSHOP: 30' x 30' with solid floor.

CUBICLE HOUSE: 112' x 30' (*plus additional covered area for storage*) Recently constructed shed with 30 matted cubicles, partially tanked with 10' tank.

GENERAL PURPOSE SHED: 66' x 39' Constructed in 2023, hardcore floor and fully enclosed.

FORMER COVERED SILO: 89'8 x 24' with 25 full size cubicles, 22 smaller cubicles with adjoining LEAN TO SHED with 12 cubicles.

FORMER COVERED SILO: 89'8 x 27' Also with LEAN TO SHED recently re-roofed, 34 calf cubicles, with dividing passage, solid floors scraped to tank.

PRIVATE ROADSIDE ENTRANCE TO DWELLING & TWO ROADSIDE ENTRANCES TO THE FARMYARD

2 FEED BINS (8T & 12T)

SINGLE PHASE ELECTRICITY & GENERATOR

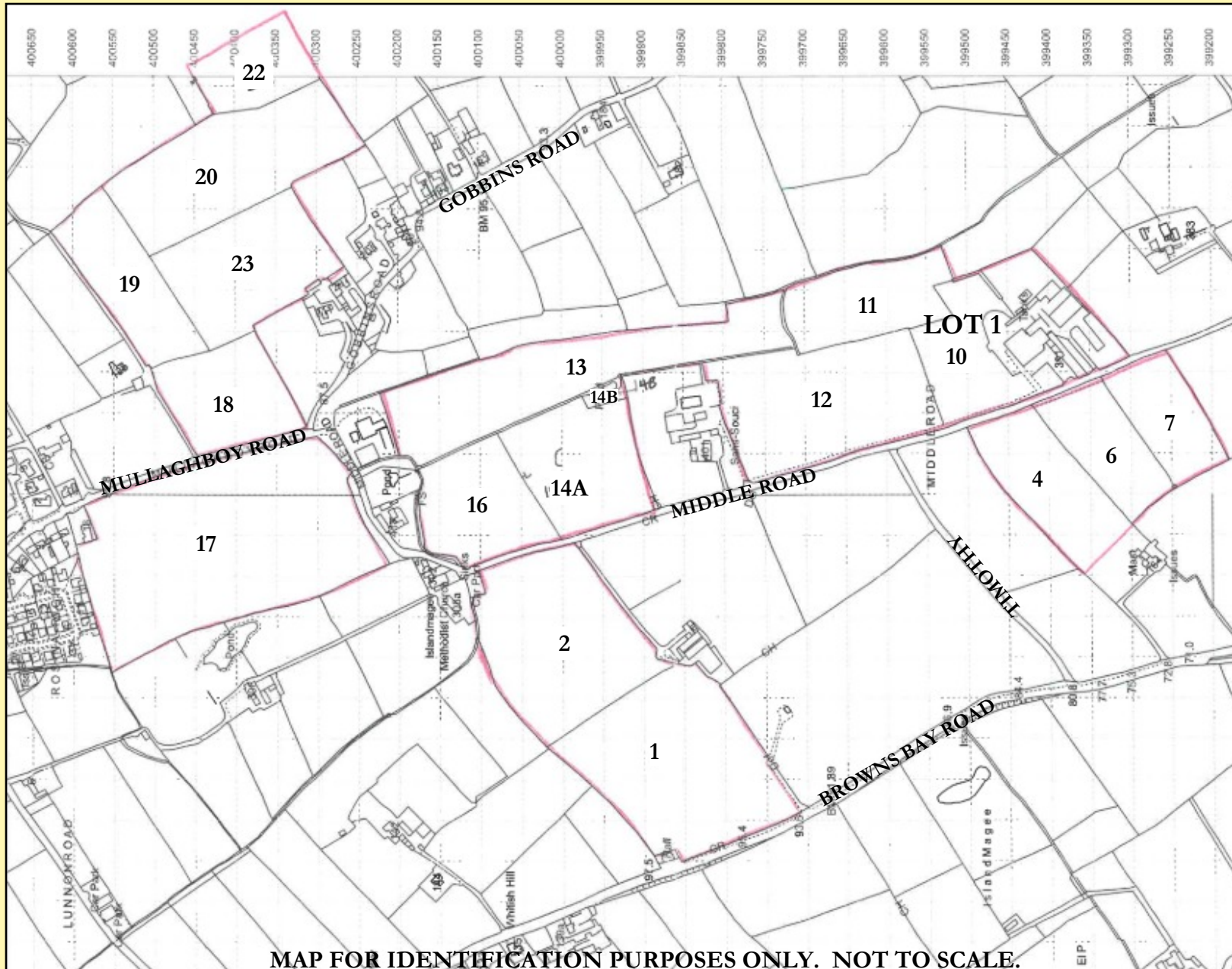






## LOCATION MAP - LOT 1

## FIELD SCHEDULE



**MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.**

Field No.	Hectares	Acres
4	2.25	5
6	1.36	3.36
7	1.32	3.26
10	1.48	3.66
11	1.67	4.12
12	3.45	8.52
13	3.53	8.72
14A	2.12	5.24
14B	0.13	0.32
16	1.54	3.8
17	6.62	16.35
18	1.76	4.35
19	1.77	4.37
20	3.26	8.05
22	1.11	2.74
23	2.49	6.15
1	4.21	10.4
2	3.61	8.92

## LOCATION MAP - LOT 2

## FIELD SCHEDULE

Field No.	Hectares	Acres
8	1.21	2.99
24	4.86	12
25	2.91	7.19
26	3.52	8.69

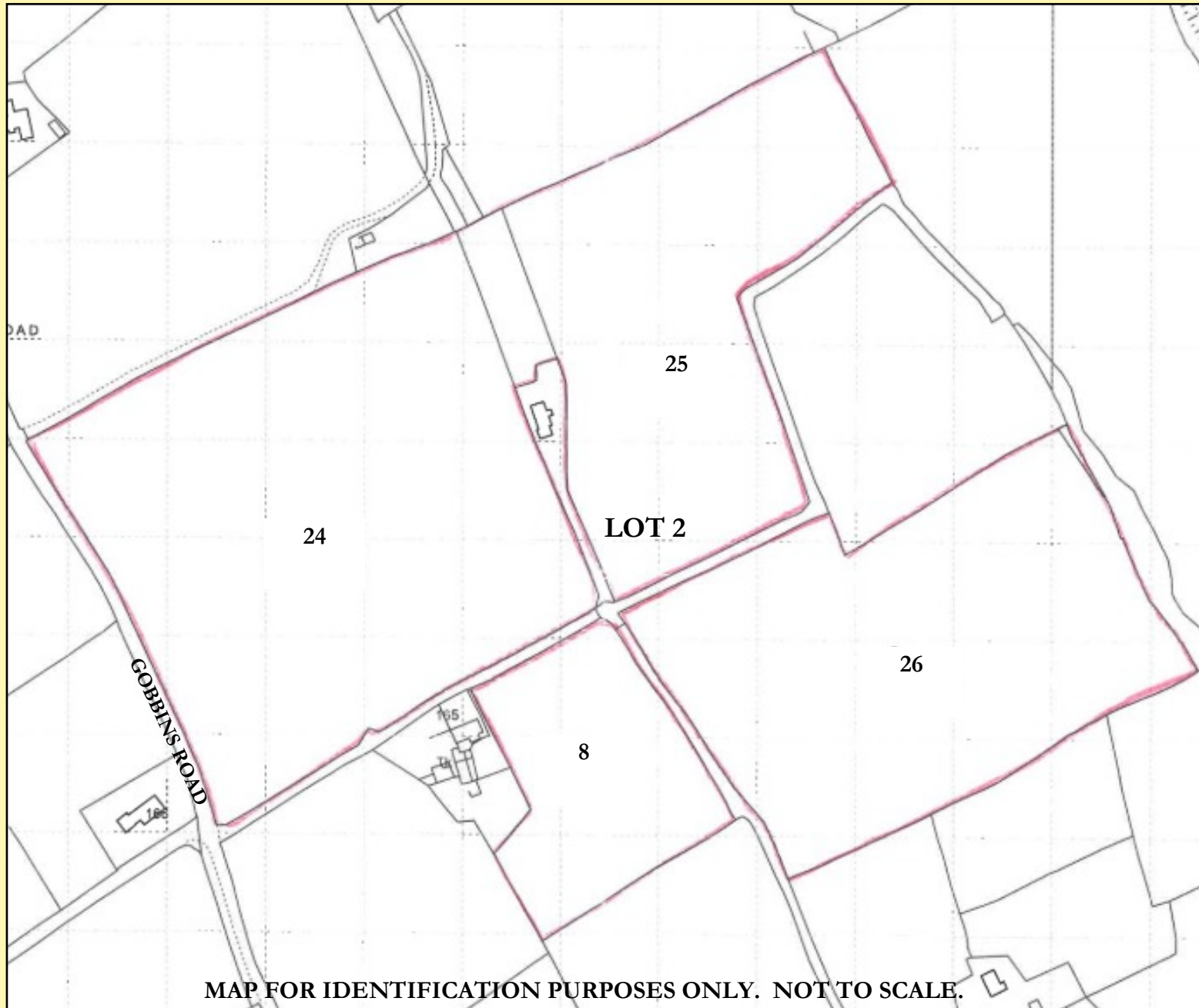
### Land

The lands extend to circa 138.2 acres and fields are all under grass at present, well fenced and watered for stock with good road frontage and access via intersecting laneways.

\*Note: - If the lands are sold in lots it will be the responsibility of the intending purchaser(s) to make a mains water connection if one is required.

### Basic Payment Scheme

BPS entitlements may be available by separate negotiation if required.







## J. A. McClelland & Sons

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