



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**BALLYBOLEY ROAD
LARNE**



CIRCA 66 ACRES OF GOOD QUALITY AGRICULTURAL LAND IN AN EXCELLENT LOCATION AND WITH THE BENEFIT OF A WIND TURBINE LEASE

The lands, which have excellent frontage to the Ballyboley Road and Ballymullock Road, Larne are particularly well located a short distance from Larne with part of the land adjacent to the current development limit. The lands are suitable for both cutting and grazing are well fenced and have a good natural water supply. BPS entitlements are not available.

The lands include a 250kW wind turbine currently held under a 28 year lease from September 2011 to NRG Wind Solutions Ltd. The rent is 10% of the gross income received by the tenant in each year from the sale of the electricity generated by the wind turbine on the property, or the minimum guaranteed rent of £20 per annum per kW equivalent to £5000. The rental payment for 2017 was £11,340. (Offers may be considered for the turbine lease separately).

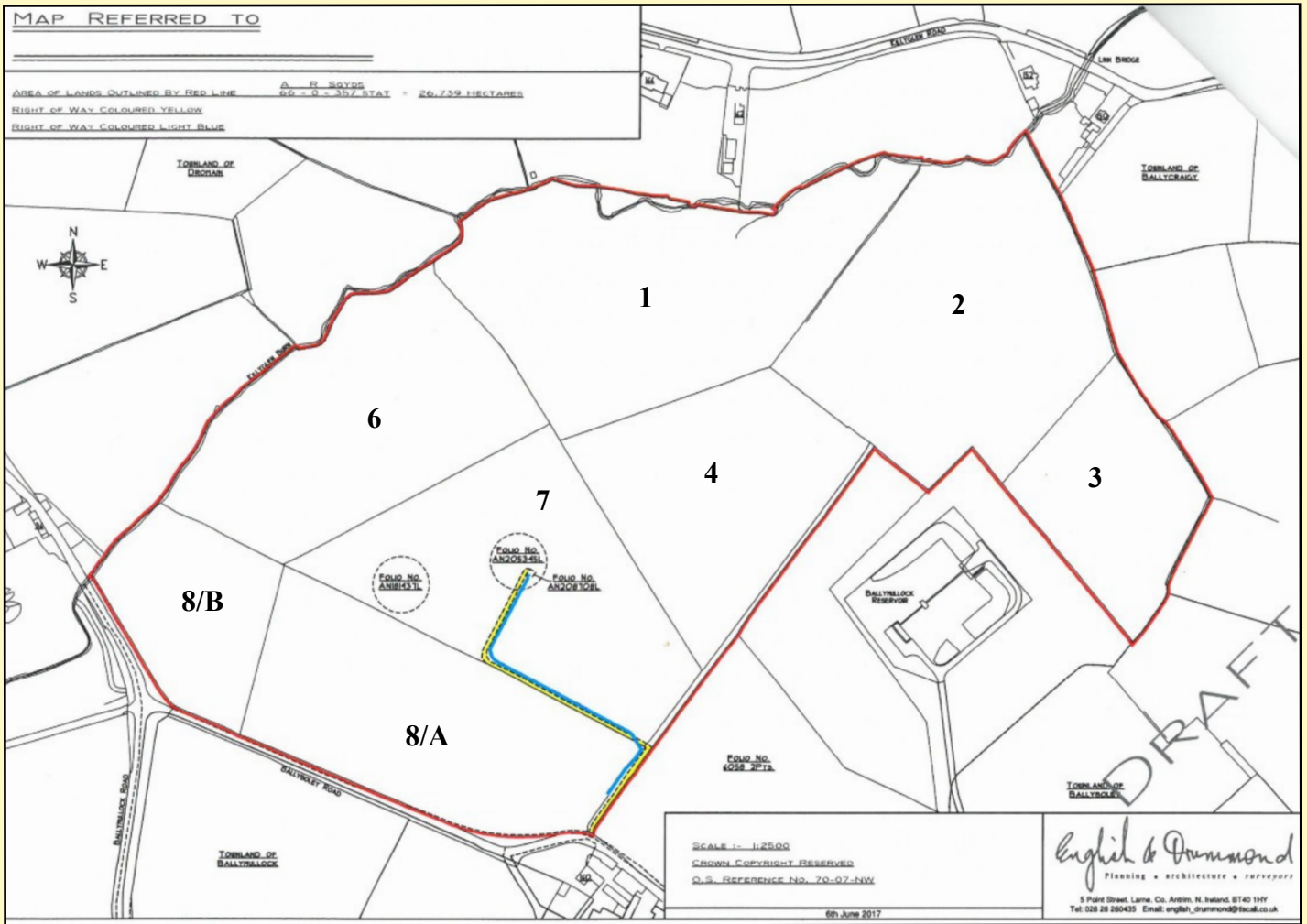
This is an excellent parcel of land in a popular agricultural area and early inspection is highly recommended.

ASKING PRICE: £625,000

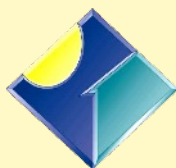
VIEWING: Anytime

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MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



FIELD NUMBER	HECTARES	ACRES
1	4.53	11.193
2	4.44	10.971
3	1.87	4.62
4	2.93	7.24
6	3.7	9.142
7	3.8	9.389
8/A	4.04	9.982
8/B	1.25	3.088



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