

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**CONNOR RD & BALLYWEE RD
PARKGATE
BALLYCLARE**



c. 8.8 ACRES GOOD QUALITY AGRICULTURAL LAND
(IN ONE OR TWO LOTS)

The land, located at the junction of the Connor Rd. and Ballywee Rd. is of excellent quality suitable for cropping or grazing, well fenced and with double road frontage. Mains water is not connected but is available at the road. BPS Entitlements are not included.

The land is offered in one or two lots as follows:-

Lot 1 – 4.5 Acres contained in one field with access from both the Connor Rd. and Ballywee Rd.

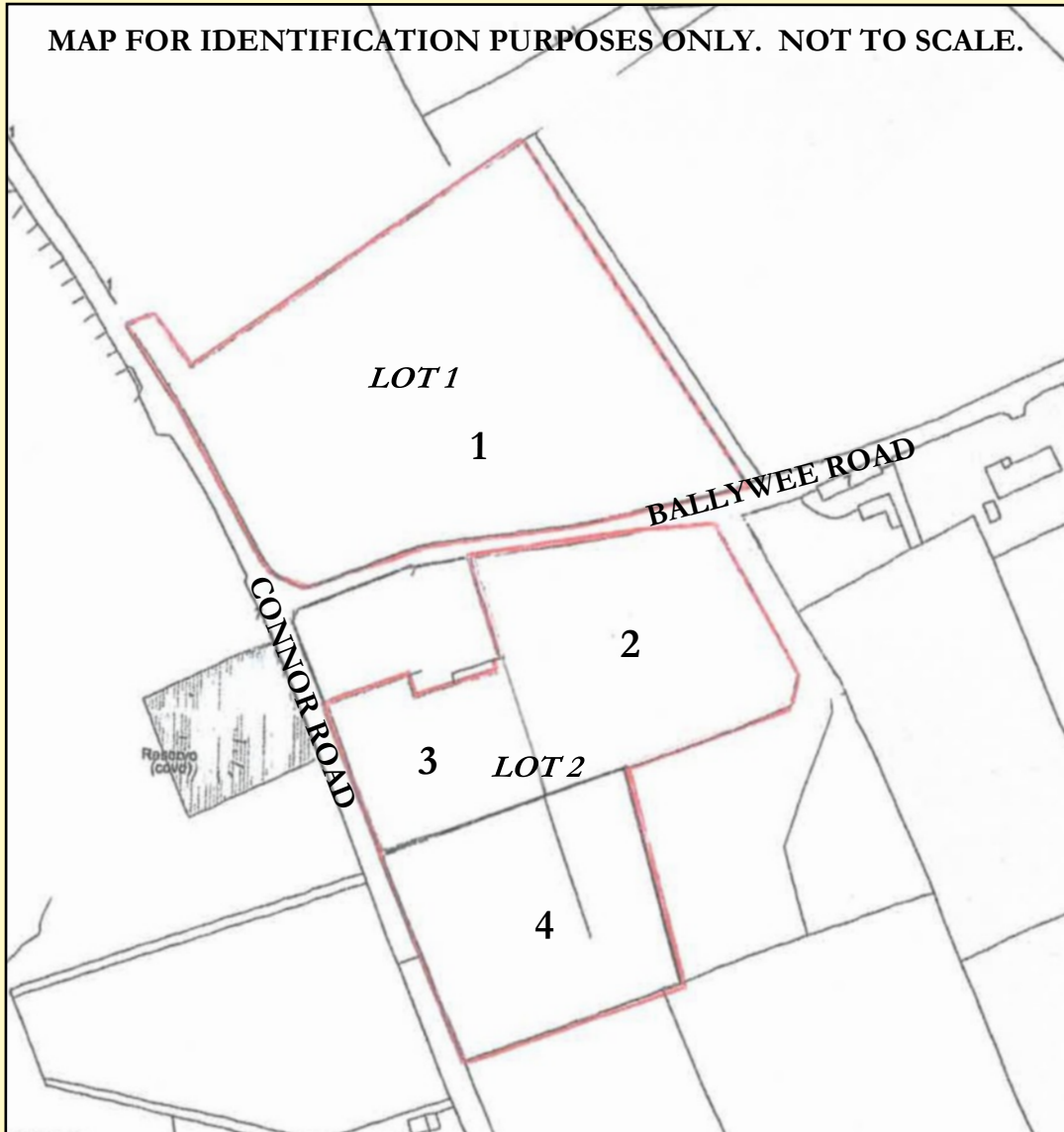
Lot 2 – 4.3 Acres laid off in three fields with access off the Connor Rd. and Ballywee Rd.

GUIDE PRICES: – Lot 1 £60,000
Lot 2 £50,000

VIEWING: - Anytime

www.jamcclelland.com

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



Note: - Easements are reserved out of field 2 in respect of a soakaway for No. 1 Ballywee Rd. and a services cable for No. 5 Ballywee Rd.



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

2 Doagh Road, Ballyclare, BT39 9BH

Tel: 028 9335 2727 Fax: 028 9334 2447

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.