

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

198 LOWER BALLYBOLEY ROAD

KILWAUGHTER LARNE



**AN EXCELLENT DAIRY FARM WITH WELL MAINTAINED FARM
RESIDENCE, GOOD RANGE OF FARM BUILDINGS & c. 127 ACRES
OF AGRICULTURAL LAND**

(Available in one or more lots)

www.jamcclelland.com



An attractive dairy farm with farm residence recently modernised and accommodation to include; living room, modern fitted kitchen, utility room and first floor accommodation with four bedrooms and family bathroom. A mature garden mostly laid to lawn is situated to the rear of the house.

Outside, the farm buildings are set around a concrete yard and are in good condition and well maintained. A Fullwood herringbone parlour with adjoining cubicle house and covered silo, together with several general purpose sheds and range of traditional steading.

The lands extend to c. 126.37 acres, all under grass at present in a compact block, very accessible off a concrete intersecting laneway from the Lower Ballyboley Road to the Shaneshill Road.

Early inspection is highly recommended

PRICE ON APPLICATION

VIEWING: By appointment



Accommodation

LIVING ROOM: 15'4 x 18'3

With gas fireplace with oak surround, television point, double radiator, strip pine ceiling.

KITCHEN: 15'5 x 15'9

Modern fitted kitchen suite with range of high and low level units and integral appliances to include 'AEG' oven, 'Whirlpool' ceramic hob with extractor fan and 'Sharp' microwave, stainless steel sink and drainer unit, television point and built in corner unit, tiled floor, double radiator and strip pine ceiling.

UTILITY ROOM: 13' x 8'9

Stainless steel sink and drainer unit, built in double freezer, plumbed for washing machine, fully tiled walls and floor, cloak cupboard and connecting door through to the garage.



First floor accommodation

BEDROOM 1: 13'9 x 9'10

With built in robe and double radiator.

BEDROOM 2: 8' x 9'8

With double radiator.

BEDROOM 3: 12'3 x 10'3

With double radiator.

BEDROOM 4: 15'9 x 8'10

With 2 double radiators.

BATHROOM:

Coloured bathroom suite comprising; wash hand basin, bath, shower cubicle, wc and shelved hotpress.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30 F
1-20	G	18 G	





Farmyard & buildings

A range of traditional outbuildings and modern cattle accommodation to include: -

FULLWOOD PARLOUR: Herringbone parlour 6 each side with Orby feeder.

MEAL BIN: 14T galvanised meal bin with auger linked to Orby feeder.

COVERED SILOS: 2 round roof covered silos with 2 lean to cubicle houses either side with approx. 150 cubicles.

GENERAL PURPOSE SHED: 4 bay round roof shed with concrete floor.

MACHINERY HOUSE: 5 bay shed



HAY SHED: 5 bay shed with lean to shed adjoining, concrete floor.

RANGE OF TRADITIONAL STEADING: Former byre used for calf pens.

2 GARAGES

P.T.O. Driven generator

200,000G above ground slurry store.

Basic Payment Scheme

BPS entitlements may be available by separate negotiation, if required.

Silage

A quantity of clamp silage may be available by separate negotiation, if required.

PHOTOGRAPH & BOUNDARY OUTLINED FOR IDENTIFICATION PURPOSES ONLY.

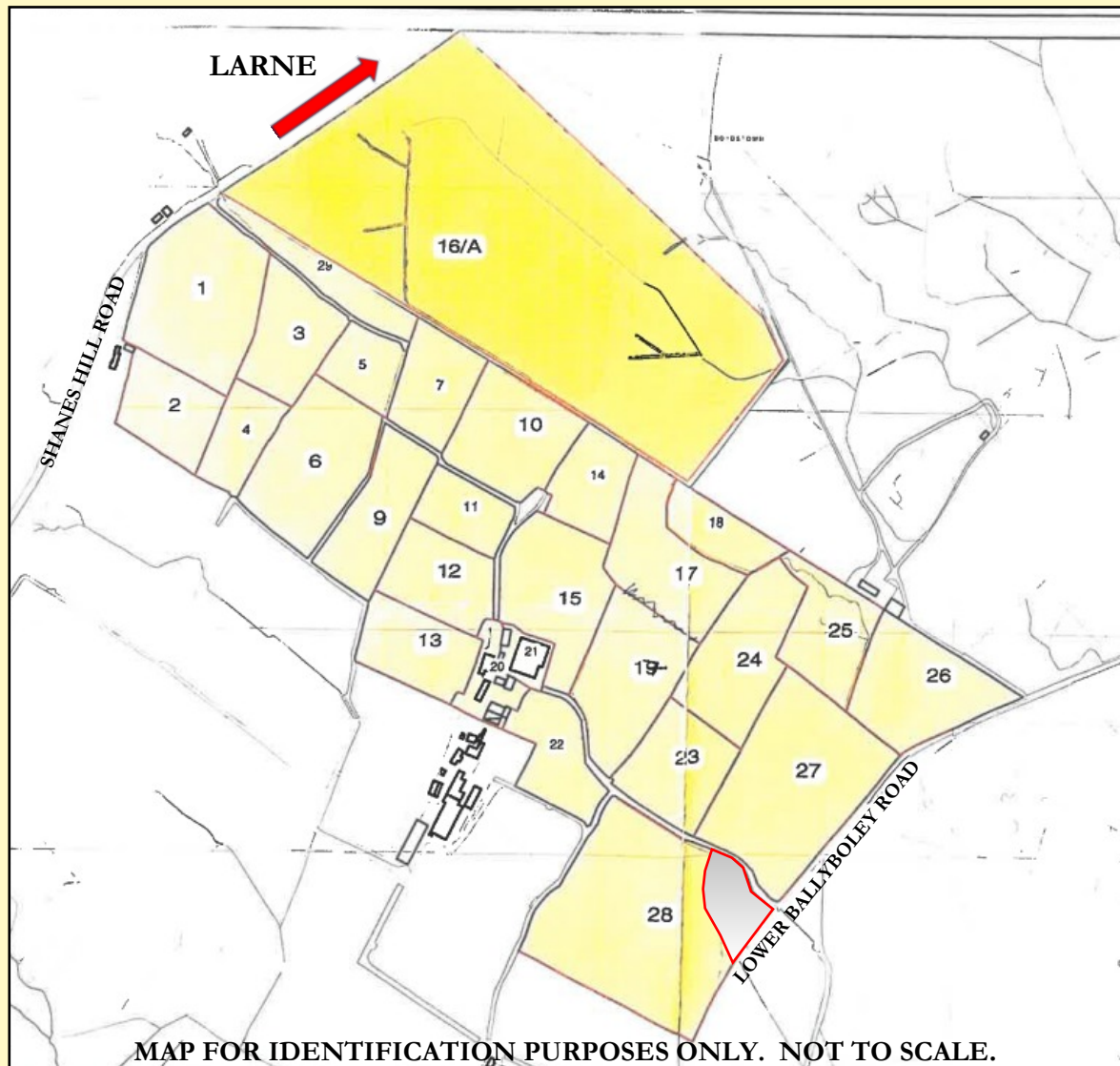


Land

The farm extends to c. 126.37 acres currently all under grass at present, well fenced and watered for stock. The fields are all convenient and accessible from the farmyard with a good intersecting laneway from the Lower Ballyboley Road through to the Shaneshill Road.



Field Number	Hectares	Acres
1	2.32	5.73
2	1.03	2.54
3	1.16	2.86
4	0.72	1.78
5	0.65	1.6
6	1.9	4.7
7	0.99	2.45
9	1.24	3.06
10	1.52	3.75
11	0.69	1.7
12	1.1	2.72
13	1.08	2.67
14	0.9	2.22
15	1.72	4.25
17	3.31	8.18
18	0.72	1.78
20	0.49	1.21
21	0.32	0.79
22	0.98	2.42
23	1.24	3.06
24	1.66	4.1
25	1.17	2.89
26	1.67	4.13
27	3.01	7.43
28	3.84	9.5
29	0.75	1.85
16/A	15	37



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.

Title:

Title enquiries to Mr P. Campbell of O'Rorke, McDonald & Tweed, Solicitors, Larne.

Water:

The farm has a spring water supply.

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents
 Ballymena Livestock Market, Unit 1 Woodside Road,
 Ballymena, Co. Antrim BT42 4QJ

Tel: 028 2563 3470 E-mail: sales@jamcclelland.com

www.jamcclelland.com