

FOR SALE

Extensive Agricultural Lands, Farmhouse & Yard - totalling c. 104.3 acres

BALLYROCK ROAD, BUSHMILLS, CO. ANTRIM

Lisney

COMMERCIAL REAL ESTATE

CARRAGH ROAD

LOT 2

LOT 1

BALLYROCK ROAD

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Extensive agri-lands, farmhouse and yard with frontages to Ballyrock Road

Vacant Possession

Total acreage – 104.3 acres

Consideration may be given to sale in two lots - See map /aerial photo

Lot 1 – 38.2 acres plus house 2,723 sq ft (253 sq m) and outbuildings on a site totalling c. 4 acres

Lot 2 – 66.1 acres

Well maintained and fenced

LOCATION

The subject lands are located c 5 miles from Bushmills . Take Priestland Road (B17), turn left onto Revallagh Road, turn left onto Carragh Road, turn right onto Ballyrock Road.

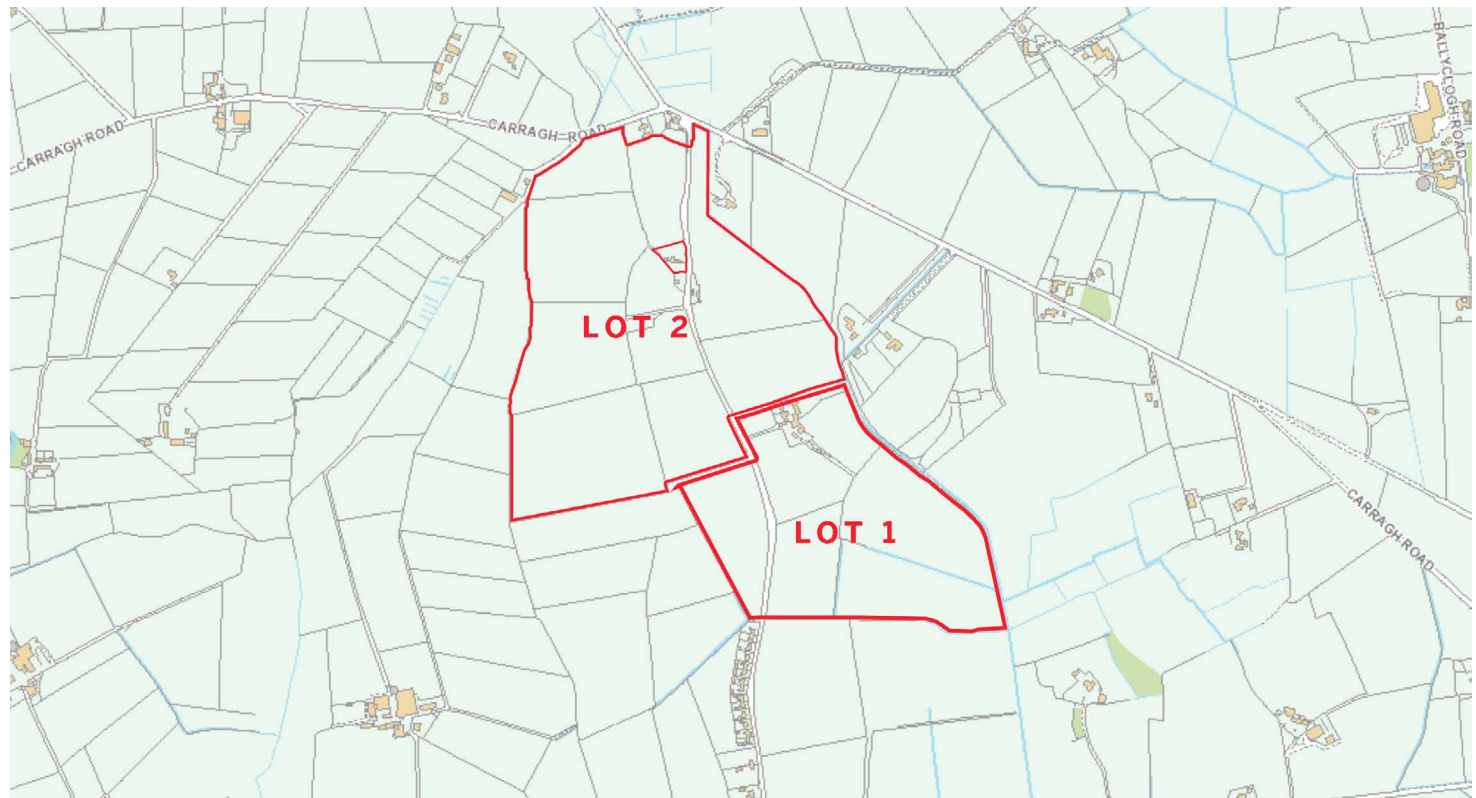
DESCRIPTION

The subject lands comprise extensive grazing lands which are well maintained and fenced. The lands are set out in fields straddling the Ballyrock Road from which access can be obtained.

The lands are being offered in their entirety but consideration may be given to a sale in two lots as shown on the aerial photo / OS extract.

Within Lot 1 there is a dilapidated farmhouse and outbuildings.

Within Lot 2 there are currently 2 derelict former houses which may be suitable for replacement dwellings, subject to planning permission.



TITLE

The lands are all held Freehold under the following folios.

Address	Folios	Acres
Lot 1	a 1626	14.3
	a 1623	15.4
	b 124882 + b 1623	4.5
	AN 107 539	4
Total		38.2
Lot 2	a AN 124416	9.8
	a 1921	21.6
	a 1867	1.8
	a 1923	18.8
	a 124882 + a 124415 + b AN124416	7.1
	a 124882 + a 124881	7
Total		66.1
OVERALL TOTAL		104.3

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The property has an Energy Efficiency rating of G7, the full Certificate can be made available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G	7 G	

LAND REGISTRY MAP

Showing boundaries of folio containing farmhouse, outbuildings and yard.



LOCATION



PRICE

Lot 1 – offers in excess of £530,000

Lot 2 – offers in excess of £675,000

Offers to be submitted in writing, supported by Proof of Funds, to the agent.

Closing date for offers – Noon – Friday 17th May 2024.

NAV

House and garden at 8 Ballyrock Road assessed to have a capital value for rating purposes of £180,000.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

CONTRACT & TITLE

Available through :-

Arthur Cox Solicitors

FAO: David Greatorex

Ph: 028 9023 0007

Email: David.Greatorex@arthurcox.com

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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