



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**'DALWAYS BAWN'  
BELLAHILL  
CARRICKFERGUS**



**A UNIQUE OPPORTUNITY TO PURCHASE A  
HISTORIC HOLDING ON c. 120 ACRES OF  
ARABLE LAND WITH A GOOD RANGE OF  
LIVESTOCK & EQUESTRIAN ACCOMMODATION  
& POTENTIAL BUILDING SITE**

*(AVAILABLE IN ONE OR MORE LOTS)*



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**J. A. McClelland & Sons are delighted to present to the market this impressive holding with a historic property, built in circa 1609 by John Dalway, constable of Carrickfergus Castle, it is understood a dwelling house once stood inside the bawn but was demolished in the 19<sup>th</sup> century.**

**The holding extends to c. 120 acres in the majority arable with a portion of mature woodland and good dry grazing land. There are a good range of farm buildings situated adjacent to the bawn providing a range of livestock accommodation. A secondary yard located on the other side of the holding has a range of excellent modern buildings, formerly used for equestrian purposes and comprise a flood lit sand menage, stables, horse walker, steel portal frame shed with earthen floor, suitable for a range of potential uses, subject to the necessary permissions and consents being obtained.**

**In addition, there is excellent potential for a new dwelling on an elevated part of the holding with exceptional views towards county Down and the Scottish coastline. The property is situated in a highly convenient location only 3 miles from Carrickfergus and 11 miles from Belfast. Early inspection is highly recommended.**

**PRICE: £1,500,000**

**VIEWING: Strictly by appointment**





### **Dalway's Bawn & Adjoining Farmyard**

A traditional farmyard comprising the 17<sup>th</sup> century bawn and associated outbuildings which may be suitable for a range of alternative uses subject to planning.

The surrounding buildings are of modern construction and offer a range of cattle accommodation to include: -

LAYING IN SHED 60' x 40'10

With new roof, concrete floor and LEAN TO 60' x 20' slatted shed.

COLLECTING YARD into FORMER COVERED SILO 75' x 33' with concrete floor, cattle race and crush.

ROUND ROOF GENERAL PURPOSE SHED 105' x 40'  
With concrete floor.

CATTLE HOUSE 60' x 33'

Part slatted, with feeding gates and connecting to: -

CUBICLE HOUSE 90' x 40'

With range of cubicles for mature and young stock.

CUBICLE HOUSE 62' x 18'

Part slatted cubicle house with covered feeding area.

**Basic Payment Scheme:** No BPS entitlements available for transfer.



### **Secondary Yard - Former Equestrian Premises**

GENERAL PURPOSE SHED WITH LEAN TO 60' x 45'

With double sliding vehicular access doors, pedestrian door, 5 stables and concrete floor.

FLOODLIT SAND PADDOCK

ROW OF STABLES

6 stables and meal store/ tack room.

THREE BAY COVERED HORSE WALKER

GENERAL PURPOSE SHED 200' x 96'

An excellent shed suitable for a range of uses, with earthen floor and three vehicular access points.

Note: - There is no mains electricity connection to this yard at present and it is currently powered by a generator.

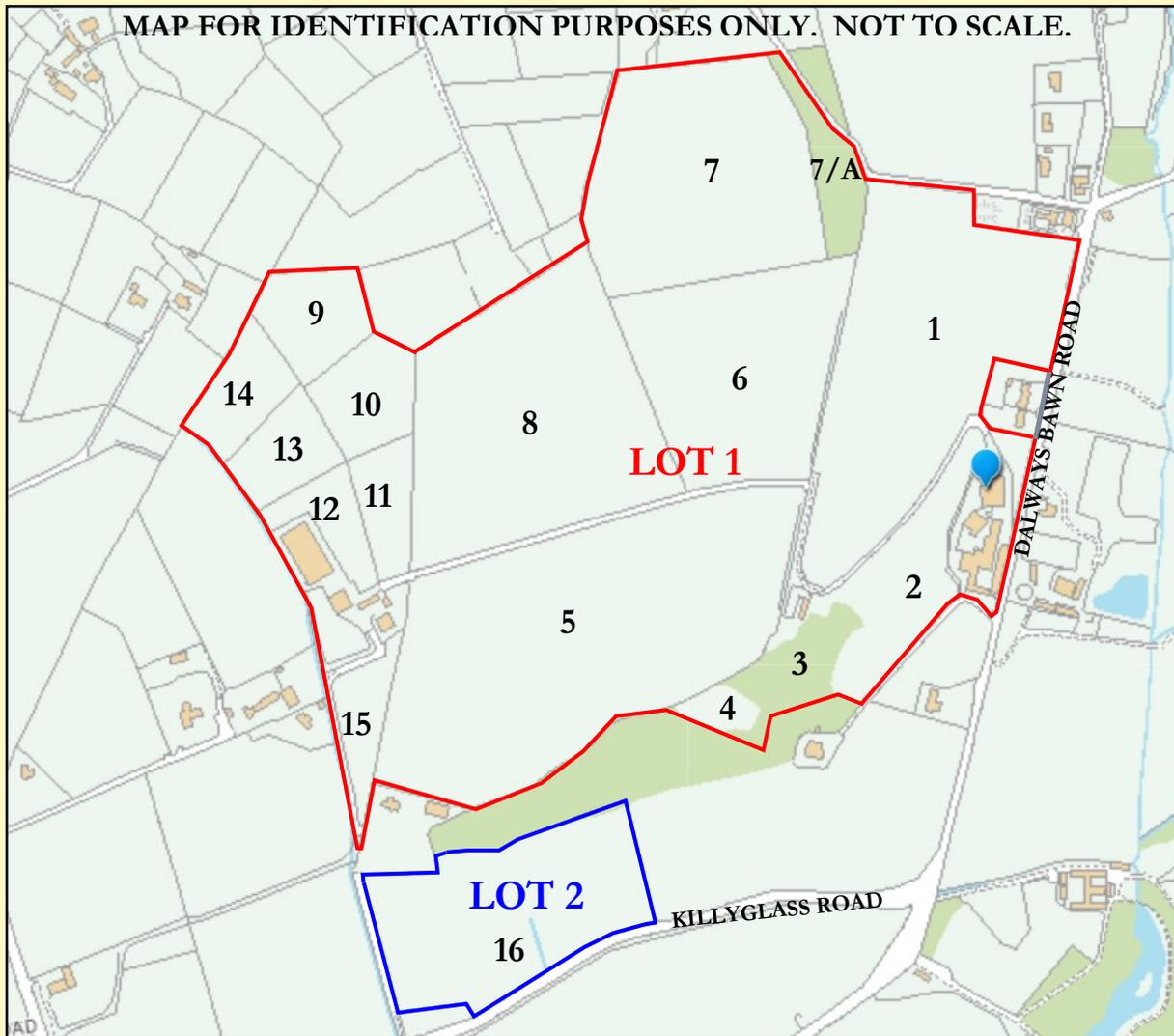






## Land

The lands are in the majority arable, currently planted in winter and spring cereals with a reseeded grass field fronting the Killyglass Road. Fields are well fenced for stock and have excellent shelter for stock with well maintained hedgerows and mature woodland shelter belts throughout the holding. Fields are intersected by a hardcore laneway which runs from the main farmyard through to the yard on the other side of the farm.



### FIELD SCHEDULE

Field No.	Hectares	Acres
1	6.49	16.03
2	1.75	4.32
3	1	2.47
4	0.35	0.86
5	9.32	23.02
6	4.23	10.45
7	5.07	12.52
7/A	0.76	1.9
8	6.23	15.39
9	1.05	2.59
10	1.03	2.55
11	0.73	1.8
12	0.67	1.65
13	0.87	2.15
14	0.9	2.22
15	0.66	1.63
16	4	9.88

**Title:** Title enquiries to Colin Dougan of Nelson Singleton Solicitors, Dromore, County Down.



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