



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**25 LIBERTY ROAD  
CARRICKFERGUS  
BT38 9DJ**



**A UNIQUE OPPORTUNITY TO ACQUIRE A c.16.32 ACRE  
SMALLHOLDING WITH DETACHED RESIDENCE & ELEVATED VIEWS  
OVER BELFAST LOUGH, THE MOURNE MOUNTAINS & SCOTLAND**

**PRICE: £400,000**

*Or in lots as follows:*

**Lot 1 - House & c.3.84 acres of land £240,000**

**Lot 2 - c.12.48 acres of land £160,000**

**VIEWING: By appointment**

**[www.jamcclelland.com](http://www.jamcclelland.com)**



**A desirable smallholding with detached three bedroom residence, on an elevated site in a scenic location together with c. 16.38 acres of agricultural land. Early inspection is recommended.**

### **Accommodation**

**ENTRANCE PORCH:**  
With PVC external door.

**LIVING ROOM:** 17'5 x 11'4  
Open fireplace with tiled hearth and surround and T.V. point.

**SITTING ROOM:** 15'7 x 11'  
Open fireplace with tiled hearth and surround.

**KITCHEN:** 15'7 x 5'7  
Fitted kitchen with range of high and low level units, stainless steel sink unit with double drainer, cooker point and plumbed for washing machine.

**uPVC DOUBLE GLAZED WINDOWS**

### **First floor accommodation**

**BEDROOM 1:** 15'7 x 8'4

**BEDROOM 2:** 10' x 9'11

**BEDROOM 3:** 15'7 x 8'4

**SHOWER ROOM:** Shower cubicle, wash hand basin and wc.

### **Outside**

**ROW OF TRADITIONAL STONE BUILT OUTBUILDINGS**

**GARDEN:** Mature garden laid to lawn at front of property.

### **Land**

A compact parcel of land all held in a single block accessed off a shared lane. The lands are of mixed quality all under grass at present and extends to c. 16.38 acres. There are no BPS entitlements available for transfer.

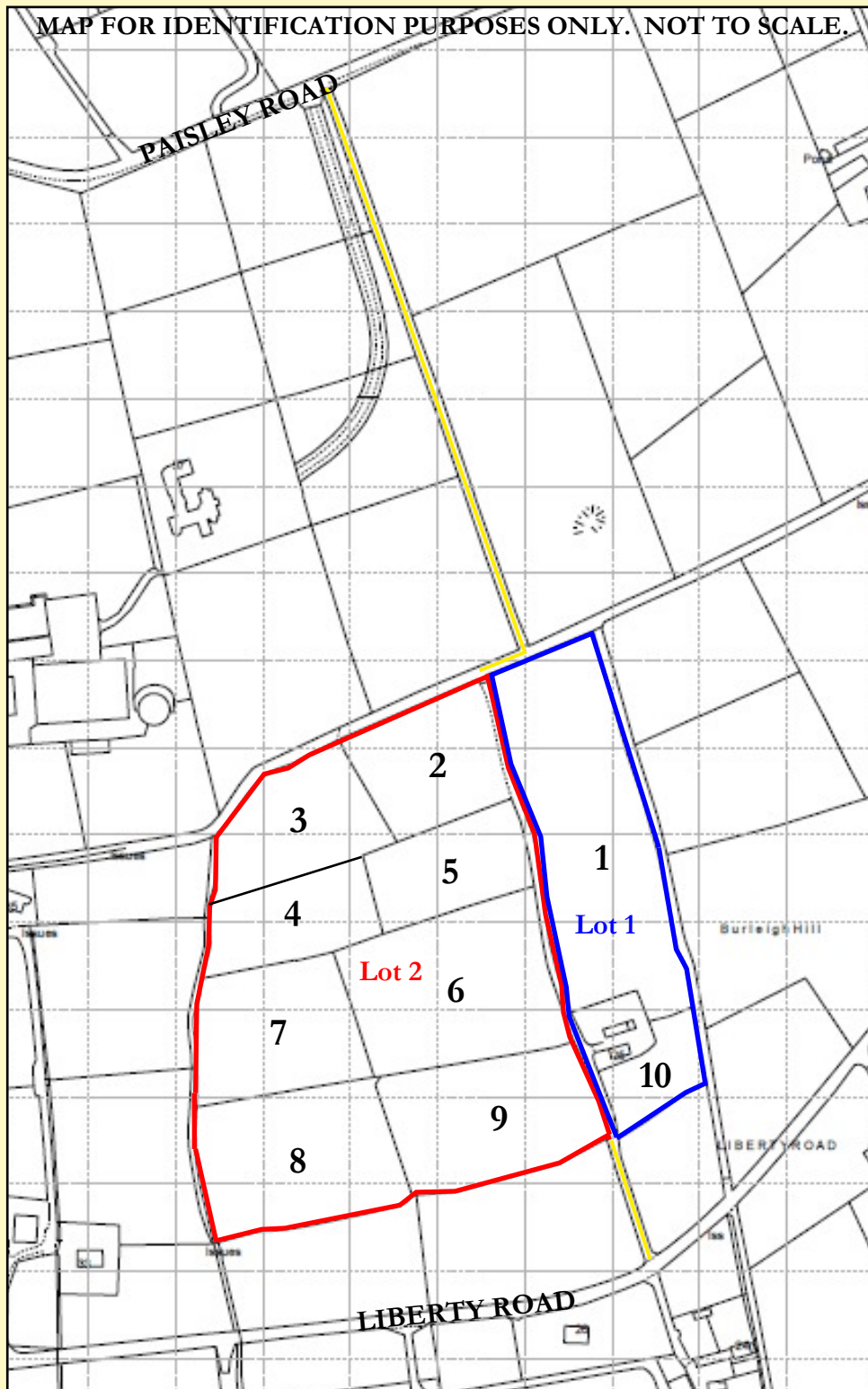


*Aerial photographs and boundary lines to be used for identification purposes only. Not drawn to scale.*





## Location Map



## Field Schedule

Field No.	Hectares	Acres
1	1.35	3.33
10	0.21	0.51
2	0.55	1.35
3	0.6	1.48
4	0.39	0.96
5	0.4	0.98
6	0.94	2.32
7	0.65	1.6
8	0.84	2.07
9	0.7	1.72

(Source: DARD measure 2011)

## 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		
1-20	G	1 G	1 G

**TITLE:** Title enquiries to SDM Solicitors, Belfast.



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