



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



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.

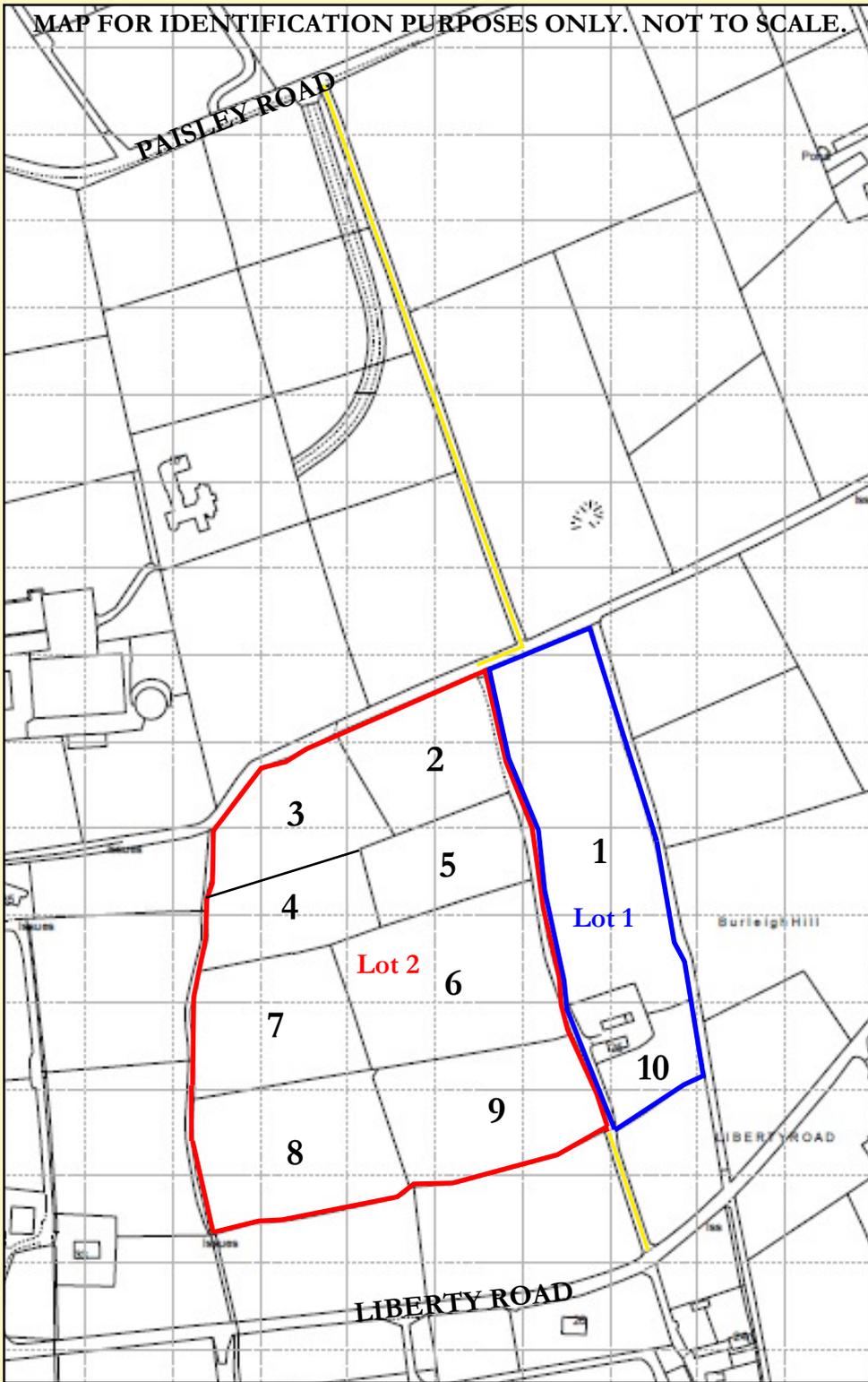
Land

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	1G	1G

TITLE: Title enquiries to SDM Solicitors, Belfast.



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