



**Closing Date:** Best and final offers with accompanying proof of funds to be received on or before 12pm on Friday 30<sup>th</sup> April 2021 (if not sold previously)

**FOR SALE** Good Quality Agricultural lands extending to c. 16.4 Acres

**Ballinlea Road, Stranocum, Ballymoney, BT53 8PX**



**OKT**  
O'CONNOR KENNEDY TURTLE

# LOCATION / DESCRIPTION

The subject lands are located on the Ballinlea Road outside the village of Stranocum c. 9 miles north east of Ballymoney.

The lands are located within the Causeway Coast / Antrim Coast and Glens Area of Outstanding Natural Beauty opposite the world famous Dark Hedges. Bordering the lands are The Hedges Hotel complex and Gracehill House & Golf Club Estate.

The subject comprises c. 16.4 acres arranged over 2 no. fields. The lands are of good quality and currently laid in grass suitable for grazing. The lands are secured by hedgerows and stock proof fencing currently laid in grass.

The lands may be suitable for a range of alternative uses, subject to the necessary planning consents.

## SITE AREA

FIELD NO.	AREA (Acres)	AREA (Hectares)
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Field 1	7.4	3.0
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Field 2	9.0	3.6
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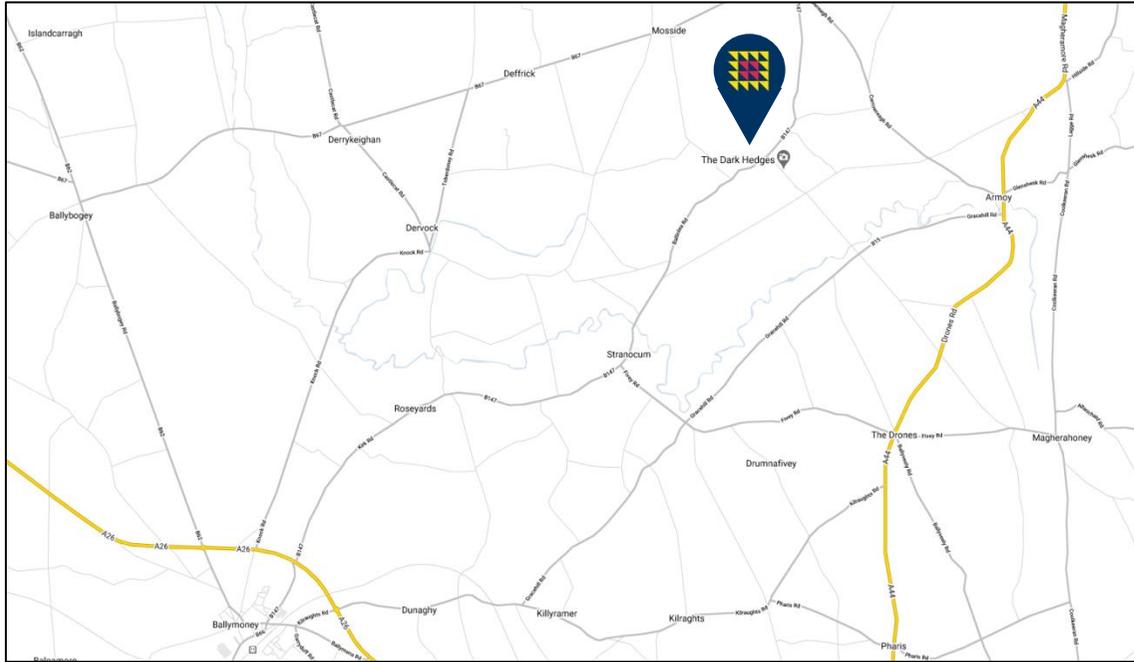
TOTAL	16.4	6.6
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Field 1 – 7.4 Acres



Field 2 – 9.0 Acres





# SALES DETAILS

PRICE: Offers Invited  
 TITLE: Assumed Freehold / Long Leasehold

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Please note the vendor is not obliged to accept the highest or indeed any offer. Each offer will be judged on its own merits.

# VAT

All prices, outgoings etc. are exclusive of, but may be subject to VAT

# FURTHER DETAILS



**OKT**  
 O'CONNOR KENNEDY TURTLE

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 20-22 Stable Lane  
 Coleraine BT52 1DQ  
 T +44 (0)28 7034 4244

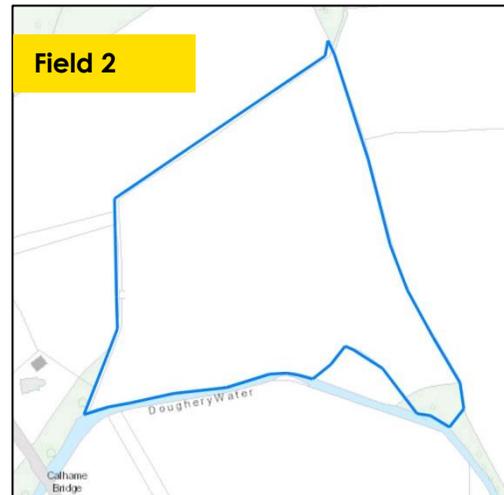
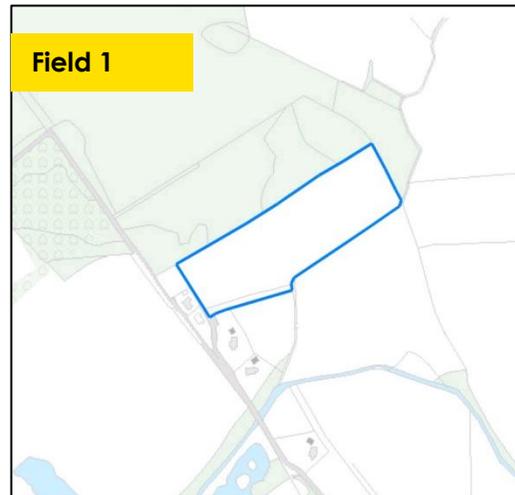
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Our Ref: HT/RM/C3997

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## 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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.