

shooter
property services

Bringing Property
and People Together



BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA
028 4066 2206
banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB
028 9266 6556
lisburn@shooter.co.uk



www.shooter.co.uk

Shooter & Co (NI) LLP trading as Shooter Property Services in Banbridge & Lisburn, is a limited liability partnership registered in Northern Ireland with registered number NC001228. Our Registered office is 21 Newry Street, Banbridge, Co Down BT32 3EA

95 Tandragee Road
GILFORD
BT63 6HP

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**HIGHLY ATTRACTIVE 7 1/2 ACRE
EQUESTRIAN HOLDING
WITH
OUTLINE PLANNING PERMISSION
FOR SUPERB BUILDING SITE**

**EQUESTRIAN
CENTRE
BUILDING SITE
AND LAND**

Enjoying an excellent location between Tandragee and Gilford and benefiting from elevated views across pleasant countryside this would be an ideal acquisition for the equestrian enthusiast or hobby farmer.

The holding comprises elevated and approved replacement building site, newly constructed high bay, steel portal framed stable block, two further block built stable blocks, a separate block built outhouse, secured sand school, screed yard and well drained agricultural land over c. 6 acres.

for sale

£250,000

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95 Tandragee Road GILFORD BT63 6HP

For Appointments
Telephone: (028) 4066 2206



The Building Site

Outline approval for a detached replacement dwelling on an elevated site, set off the road enjoying superb rural vistas across expansive countryside. Planning was approved 8th May 2019 with planning reference LA08/2019/0152/O.

The Equestrian Facilities

Enclosed sand school – Securely fenced, well maintained and drained sand school.

Stabling and Outhouses

One large, modern steel portal framed high bay shed comprising 6 individual purpose built stables, open pen and storage space. Served by mains water, mains electric and featuring automatic roller shutter door.

Two further purpose built stable blocks located in two of the respective fields. Each block comprises two individual stables and are served by mains water.

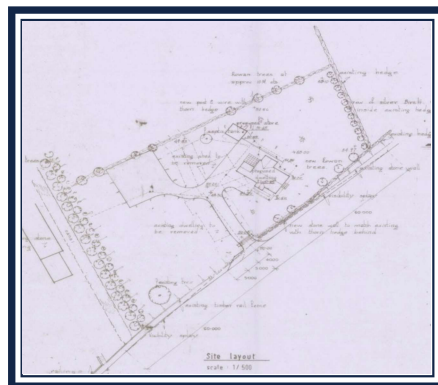
Older two storey block built outhouse adjacent to building site- ideal for equipment storage or renovation opportunity.

The Land

Approximately 6 acres of quality agricultural ground arranged over 3 fields. Land has been well drained, fenced and well maintained.



RED LINE PLAN



BUILDING SITE LAYOUT PLAN



All Enquiries:

Please call (028) 4066 2206
Mon – Fri 9am to 5.30 pm
Sat 9.30am to 12 noon

Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.