

33 Lisoid Road

Rossglass, Downpatrick, Co Down





LOT 5







# 33 Lisoid Road

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ROSSGLASS, DOWNPATRICK, CO DOWN, BT30 8LP

Killough 2 miles, Ardglass 5 miles, Downpatrick 7 miles, Belfast City Centre 29 miles, Belfast City Airport 31 miles,  
Belfast International Airport 43 miles, Dublin Airport 96 miles, Dublin City 102 miles  
(all distances approximate)

## Immaculate arable and livestock farm with a coastal situation

Farmhouse (2 reception rooms, 3 bedrooms)

Site for a detached dwelling house and garage with foundations laid

Range of farm buildings, including a modern general-purpose shed

128 acres arable/ploughable pasture

2 acres permanent pasture

Excellent views

**About 139 acres (56 hectares) in total**

**For sale by Private Treaty as a whole or in 5 lots**



## Description

33 Lisoid Road is a mixed arable and livestock farm extending to about 138.91 acres in total. It has a spectacular coastal position with exceptional views over the surrounding County Down landscape, in particular towards the Mourne Mountains. The farm includes a renovated farmhouse and an immaculate range of farm buildings. Situated to the west of the farmyard and with separate access, is a site with foundations laid and planning permission to construct a dwelling house.

The free-draining, productive farmland is in five separate holdings, with each block having the ability to grow arable crops and good swards of grass. There is excellent access to all of the blocks of land via public roads. The topography is a combination of level and gently undulating land, ranging in elevation from about 3 metres (10 feet) above sea-level at lot 5 to a high point of about 41 metres (135 feet) above sea level at lot 2. A particular feature is the standard of fencing and hedgerows throughout the farm, with many double fenced. The fields are generally of a good shape and size for modern agriculture and have a mains water supply, with the majority of the fields having drinking troughs.

The current farming system includes an in-hand commercial flock of breeding ewes and a herd of suckler cows. Arable crops are grown on the farm, including winter wheat and spring barley in 2020.

## Situation

33 Lisoid Road is nestled in the coastline of county Down and enjoys a spectacular outlook across the Irish Sea and towards the dramatic Mourne Mountains.

The farm is 2.5 miles to the west of the village of Killough which provides for everyday necessities and has a grocery store, chemist, primary school and café. It also conveniently lies a short distance from several towns including Ardglass (5 miles) and Downpatrick (7 miles) which offer a wider range of amenities. Ardglass has a golf course and marina, while Royal County Down Golf Club is 15 miles distant and Bright Castle Golf Club just 1.5 miles from the property. St. Patrick's Primary School Legamaddy is 2 miles from the property. The local area has an excellent selection of magnificent beaches, including Rossglass, Tyrella and Newcastle. The picturesque St John's Point Lighthouse is 3 miles by road, with its surrounding waters famed for the sea trials carried out by the Titanic.

Belfast (29 miles) is connected to Downpatrick by the A7 primary road. The city provides a full range of services, education and cultural activities. It includes world-class tourist attractions (such as the shipyards where Titanic was constructed, and which now form part of the Titanic Experience). Belfast's rich and cultural heritage is reflected in its vibrant theatres and thriving arts scene.

Belfast City Airport is 31 miles distant and offers flights to destinations throughout Europe and the rest of the UK, while Belfast International Airport is about 43 miles distant.

The area has a reputation for productive, high quality farmland at low altitude and has a well-developed agricultural infrastructure, including several agricultural machinery merchants. It benefits from a mild, temperate climate.











LOT 1A





## Method of Sale

33 Lisoid Road is being offered for sale as a whole or in five lots, as follows:

Lot No	Property	Description	Acres
Lot – 1A	33 Lisoid Road	House, farm buildings and farmland	25.73
Lot – 1B	Lisoid Road Site	Site for a detached dwelling house with foundations laid	0.28
Lot – 2	Land at Bright	Contiguous block of farmland	64.23
Lot – 3	Land at Ballylig Road	Two adjoining fields	6.78
Lot – 4A	Land at Rossglass Road North	Ring-fenced farmland	11.07
Lot – 4B	Field at Ballylig Road	Single field	1.30
Lot – 5	Land at Rossglass Road South	Ring-fenced farmland	29.52
<b>Whole</b>			<b>138.91</b>

### Lot 1A – 33 Lisoid Road (About 25.73 acres / 10.41 hectares)

#### House

The house at 33 Lisoid Road is a detached, south-westerly facing property which has been fully modernised by the current owners. It is well-positioned for the fantastic views over the coast and towards the Mourne Mountains.

The house is accessed through a walled and gated entrance to a concrete parking area at the side. The principal accommodation is laid out over the ground floor and includes a spacious attic. It extends to about 1,517 square feet (141 square metres).

The house is served by mains electricity and water supplies and has private drainage. It has oil-fired central heating, two stoves and double glazing.

There is a well-maintained garden to the rear and eastern side which is laid to lawn and is well-stocked with shrubs and flowering plants. It includes a kitchen garden, hen run and mature trees.

Adjacent to the house is a garage and workshop, with a gym/studio on the first floor. There is also a traditional outbuilding with three stores.



# 33 Lisoid Road

Approximate Gross Internal Area

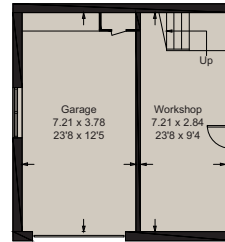
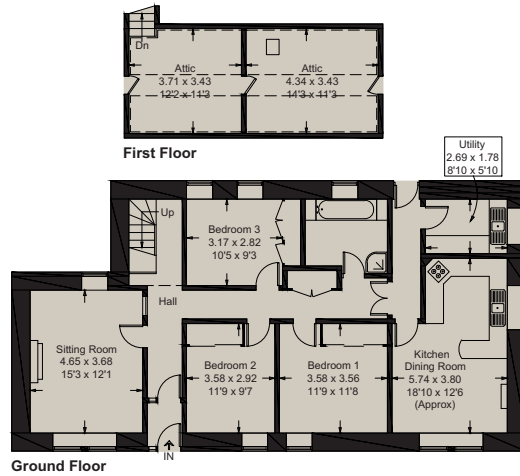
140.9 sq m / 1,517 sq ft

Garage = 96.6 sq m / 1,040 sq ft

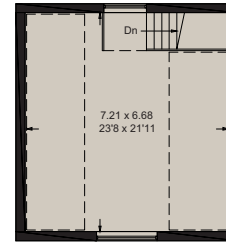
Shed = 543.3 sq m / 5,848 sq ft

Outbuildings = 458.5 sq m / 4,935 sq ft

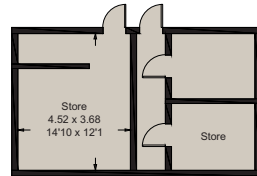
Total = 1,239.3 sq m / 13,340 sq ft



**Garage - Ground Floor**  
(Not Shown In Actual Location Orientation)

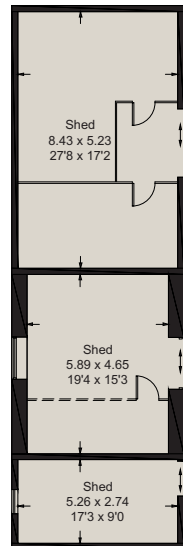


**Garage - First Floor**  
(Not Shown In Actual Location Orientation)

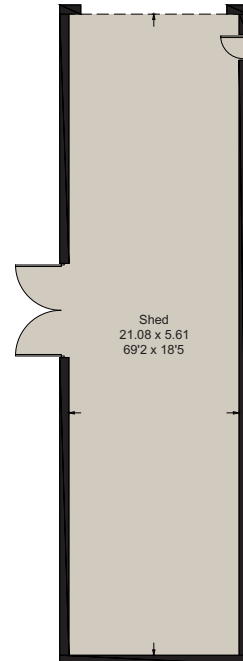


**Outbuilding**  
(Not Shown In Actual Location Orientation)

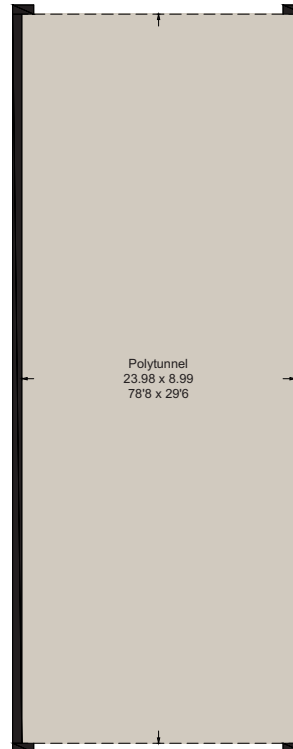
Reduced headroom below 1.5m 5'0"



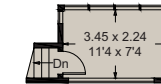
**Outbuilding**  
(Not Shown In Actual Location Orientation)



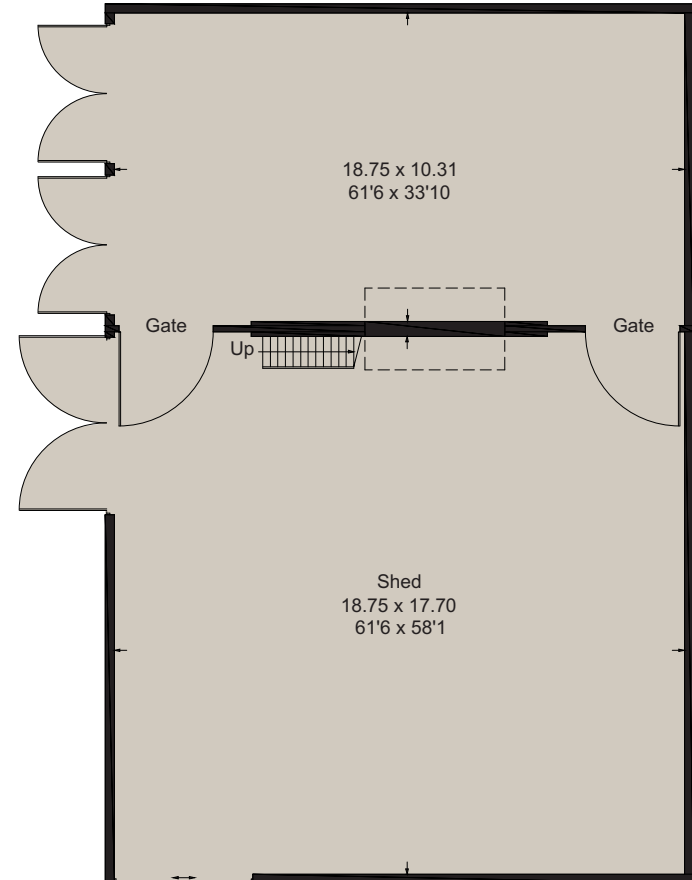
**Outbuilding**  
(Not Shown In Actual Location Orientation)



**Outbuilding**  
(Not Shown In Actual Location Orientation)



**Shed - First Floor**  
(Not Shown In Actual Location Orientation)



**Shed - Ground Floor**  
(Not Shown In Actual Location Orientation)









### Farm Buildings

The farm buildings have a separate access via the public road and are entered via a traditional stone wall with piers to a concrete yard. The buildings include:

- **General purpose shed** – In four bays of steel portal frame construction beneath a corrugated roof with box profile and supervent cladding, concrete panel and block walls and a concrete floor. The shed is in two divisions and includes a raised sleeping pod. It is used for lambing.
- **Polytunnel** – used for lambing and storage.
- **Store** – Block construction beneath a corrugated roof with a concrete floor.
- **Pig sheds** – A pair of pig sheds of traditional construction beneath a corrugated roof.

Within the yard is a cattle crush and race, plus a slatted tank for run-off water.

### Land

The land at lot 1A extends to about 25.73 acres. The majority lies to the rear of the house and farm buildings. There is a right of vehicular access in favour of the owner of 33 Lisoid Road over a private driveway which leads to the north east boundary. A number of smaller paddocks surround the farm buildings and are useful for working with livestock. The land can be analysed as follows:

Land Type	Acres
Arable/Ploughable Pasture	23.50
Miscellaneous	2.23
<b>Total</b>	<b>25.73</b>







**Lot 1B – Lisoid Road Site (About 0.28 acres / 0.11 hectares)**

Situated to the west of the house and farmyard is a site for a dwelling house extending to about 2,050 square feet (190 square metres), planning reference: R/2015/0132/F. The foundations have been laid and the site has a private entrance through a stone wall and piers. The proposed accommodation is over two levels and includes two reception rooms, three bedrooms and a garage.



LOT 1B





**Lot 2 – Land at Bright (About 64.23 acres / 25.99 hectares)**

This is the largest parcel of land offered for sale and extends to about 64.23 acres. The versatile, undulating land has multiple access points off Lisoid Road, Bright Road and Ballynoe Road.

A pen for handling livestock has recently been created. Part of Lot 2 is used for out-wintering cattle, with the topography offering various shelter points and a rocky area which has previously been quarried. It can be analysed as follows:

Land Type	Acres
Arable/Ploughable Pasture	58.14
Permanent Pasture	0.17
Miscellaneous	5.92
<b>Total</b>	<b>64.23</b>







LOT 2





LOT3



**Lot 3 – Land at Ballylig Road East (About 6.78 acres / 2.75 hectares)**

Located to the east of Lot 1 are two fields with 6.21 acres of arable/ploughable pasture. Both can be accessed off the Ballylig Road.

Land Type	Acres
Arable/Ploughable Pasture	6.21
Permanent Pasture	0.20
Miscellaneous	0.37
Total	6.78

**Lot 4A – Land at Rossglass Road North (About 11.07 acres / 4.48 hectares)**

This parcel of arable/ploughable pasture is situated adjacent to Rossglass beach. The land is gently undulating and is suitable for growing arable crops. It is well fenced by hedging and wire fencing and can be accessed off Rossglass Road.

Land Type	Acres
Arable/Ploughable Pasture	10.37
Miscellaneous	0.70
Total	11.07

**Lot 4B – Field at Ballylig Road (About 1.30 acres / 0.53 hectares)**

A single field of arable/ploughable pasture accessed off Ballylig Road.

**Lot 5 – Land at Rossglass Road South (About 29.52 acres / 11.95 hectares)**

Lot 5 is an outstanding parcel of land and lying along the coast it has a southerly elevation. It comprises about 28.29 acres of arable/ploughable pasture and 1.18 acres of permanent pasture. The land has spectacular views over Dundrum Bay and on to the Mourne Mountains. It is accessed off Rossglass Road and has an internal track.

Land Type	Acres
Arable/Ploughable Pasture	28.29
Permanent Pasture	1.18
Miscellaneous	0.05
Total	29.52







LOT 4A





LOT 4B





LOT 5







## General Remarks

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### VIEWING

Strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### DIRECTIONS

The postcode for 33 Lisoid Road is BT30 8LP.

### AIRPORTS

Belfast International Airport ([www.belfastairport.com](http://www.belfastairport.com))

Belfast City Airport ([www.belfastcityairport.ie](http://www.belfastcityairport.ie)).

### FIXTURES & FITTINGS

All fitted carpets and light fittings in the farmhouse are included.

### ENTITLEMENTS TO THE BASIC PAYMENT SCHEME

The Entitlements to the Basic Payment Scheme are owned by the sellers but are excluded from the sale.

### LOCAL AUTHORITY

Newry, Mourne and Down District Council

Downpatrick Office

Downshire Civic Centre

Ardglass Road

Downpatrick

Co Down BT30 6GQ

Tel: 0300 200 7830

Email: [info@nmadd.org](mailto:info@nmadd.org)

### SERVICES

The house has mains water and electricity supplies and private drainage.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### EPC

Property	EPC Rating	Reference Number
33 Lisoid Road	D	9000-0522-7870-0045-5292

### ENTRY & POSSESSION

Entry is by agreement with vacant possession on completion.

### OFFERS

Offers are to be submitted to the selling agents. A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



## **SOLICITORS**

FA. Edward Orr Solicitors (Contact: Mark Bethel)  
9A Church Square  
Banbridge BT324AS  
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Tel: 02840662609  
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## **Stipulations**

### **WAYLEAVES AND RIGHTS OF ACCESS**

The farm will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

### **LOTTING**

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further Lots, or to withdraw the property, or to exclude any property shown in these particulars.

## **PLANS, AREAS AND SCHEDULES**

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

## **GENERALLY**

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

**IMPORTANT NOTICE** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared June 2020

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### **Savills Belfast**

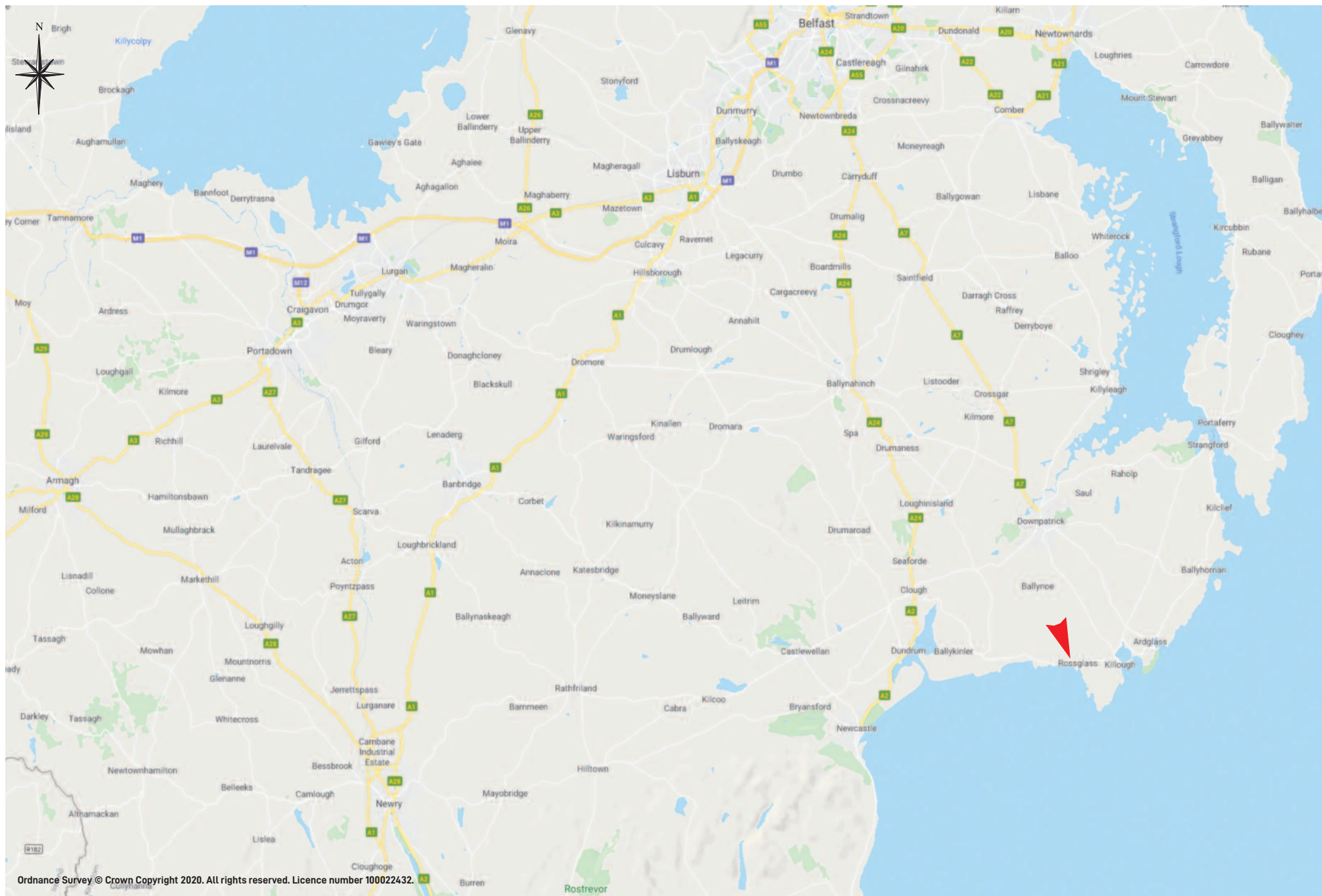
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