



# 151 AIRPORT ROAD

ALDERGROVE, CRUMLIN, BT29 4DW

savills

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Belfast International Airport 0.3 miles, Antrim 5.0 miles, Crumlin 5.3 miles, Templepatrick 5.5 miles, Belfast City Centre 13.8 miles & Belfast City Airport 16.3 miles

(All Distances Approximate)

**EXCELLENT SMALLHOLDING WITH CONTIGUOUS BLOCK OF LAND  
EXTENDING TO ABOUT 30.4 ACRES (12.3 HA)**

*Detached farmhouse (4 bedrooms, 2 reception rooms)*

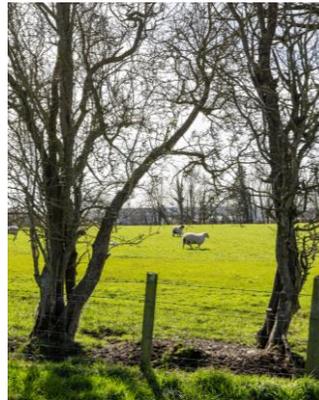
*Attractive lot size of about 31.1 acres (12.6 ha) in total*

*Yard with several outbuildings extending to 0.7 acres*

*Extremely unique opportunity for purchasers due to proximity to Belfast International Airport*

*Potential development opportunity (subject to planning)*

**For Sale by Private Treaty**



**Savills Belfast**  
Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX  
**+44 (0) 28 9026 7820**  
**Email: [belfast@savills.ie](mailto:belfast@savills.ie)**



## LOCATION

The property is situated in an ideal location set adjacent to the Belfast International Airport in Aldergrove, Crumlin. The airport is currently undergoing a major refurbishment with the largest investment in 60 years of £100m being invested. With the proximity to Belfast, the area has become a hub for businesses such as hosting the headquarters of Schrader Electronics and Lidl. Crumlin forms part of the Antrim and Newtownabbey district and had a population of 5,366 people in the 2021 census.

The property is located only 5.0 miles (2.0 km) from Antrim town centre, which serves as one of the province's larger provincial towns. Antrim benefits from an extremely strategic location about 19 miles (30.6 km) northwest of Belfast and 11.5 miles (18.5 km) southeast of Ballymena on the main corridor between the cities of Belfast and Derry/Londonderry. Transport links in the area are well serviced with the M2 Motorway offering 3 intersections serving Antrim.

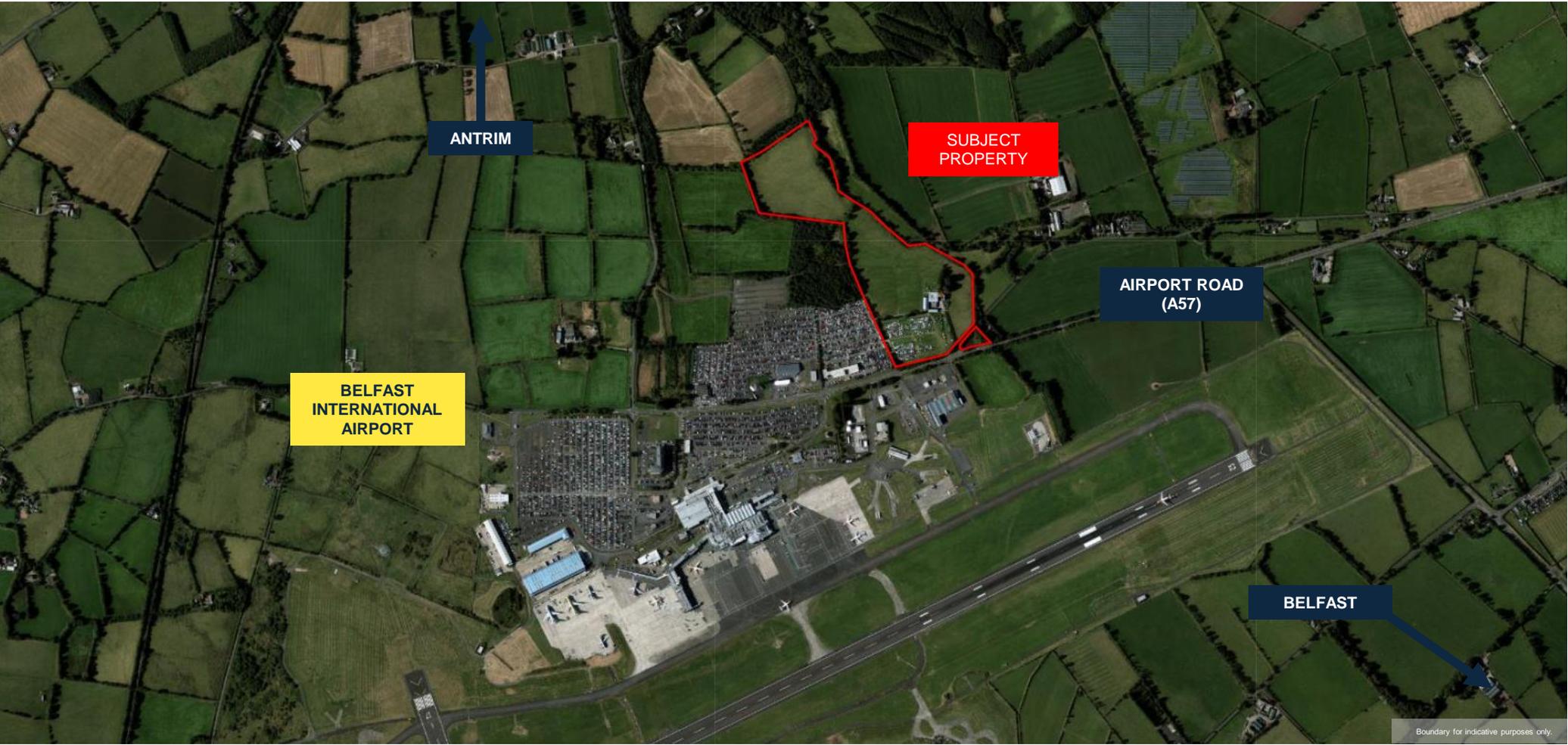
An abundance of amenities are located nearby, including many eateries with The Fiddlers Inn in Crumlin, Top of the Town, The Ramble Inn, and Dunsilly Hotel Bar & Grill in Antrim. The location also boasts close proximity to The Junction Shopping Centre (5.6 miles) which offers big-name fashion, food stores and leisure.

Local schooling can be found at Antrim Primary School (4.3 miles), Ballycraigy Primary School (4.0 miles), Crumlin Integrated Primary School (5.3 miles), Parkhall Integrated College (5.0 miles), Antrim Grammar School (5.1 miles) and Crumlin Integrated College (6.0 miles).

## LONGITUDE/LATTITUDE

54.666471, -6.208354





ANTRIM

SUBJECT  
PROPERTY

AIRPORT ROAD  
(A57)

BELFAST  
INTERNATIONAL  
AIRPORT

BELFAST

Boundary for indicative purposes only.

## DESCRIPTION

The property includes a family dwelling with well-proportioned accommodation which extends to a total of 1,480 sq. ft and needs sympathetic refurbishment. The accommodation is arranged over 2 floors with the ground floor comprising of a porch area leading into the entrance hall, kitchen, dining room and living room. The first floor accommodation comprises of 4 bedrooms and a family bathroom.

Externally, the property offers an extensive amount of space with a combined total of 13,520 sq. ft of outbuildings. This accommodation is spread over 7 outbuildings of various sizes. The family dwelling and outbuildings are situated on the yard which extends to a total of 0.7 acres (0.28 ha) and is accessed by a concrete driveway from Airport Road.

The subject lands extend to a total of 30.4 acres (12.3 ha) and are laid out over 5 fields, with each of a generally good shape and size for modern agricultural. The lands are bounded to the north by the Dunore River and Beech Trees can be found on the property. The topography is relatively flat, ranging in elevation from about 64.9 meters (213.0 feet) above sea level north of the lands and 71.0m (232.9 feet) above sea level south of the lands. The lands lie within a contiguous block and are currently laid in grass. The front triangular site which extends to 0.5 acres (0.2 ha) has a hardcore infill area and is currently laid with grass.

The property benefits from significant development opportunity subject to the relevant planning.





# FLOORPLANS

## GROUND FLOOR



## FIRST FLOOR



## OUTBUILDINGS



Plans is for illustrative purposes only.  
Plan produced using PlanUp.



## GENERAL REMARKS

### Viewing

Strictly by appointment by the sole selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

### Postcode

The postcode for the property is BT29 4DW.

### Solicitors

Craig Russell  
Hewitt & Gilpin, 8 High Street, Holywood, BT18 9AZ.

### Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Sale Details

We are inviting offers over £625,000 (Six Hundred & Twenty-Five Thousand Pounds).

### Ratable Value

We are advised by the Land and Property services website that the rates payable are £1,268.467 for 2023/2024.

### EPC Performance Certificate

G5.

### Fixtures & Fittings

All fixtures and fittings are included in the sale except specifically the Stanley stove located in the kitchen of 151 Airport Road which is excluded from the sale.

### Services

Mains water & Septic tank.

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.

### Entry & Possession

Entry and possession will be by agreement.

### Offers

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### Best Offers Date

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.

### Wayleaves and Rights of Access

The property 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 will be held to have satisfied themselves as to the nature of all such rights and others.

### Generally

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





**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:**

**NEAL MORRISON**

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