

Tim Martin
.co.uk



**Mature & Immature Sitka Spruce Forest
Mullaghsandall Road**

**Larne
BT40 2LX**

**Guide Price
£160,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Set in the foothills of the Glens of Antrim, a rare opportunity exists to purchase 33 acres or thereabouts of mature and immature Sitka Spruce woodlands.

The forest is accessed via a legal right of way from the Mullaghsandall road via a gravel laneway, and the forest is situated to either side of the laneway.

The mature woodland is believed to be planted in excess of 30 years and is coming close to producing a cash crop and comprises of circa 18 acres of Sitka Spruce and circa ½ an acre mainly of Sycamore and a limited number of Rowan trees.

The lower lands are thought to extend to circa 15 acres and was clear felled in late 2014 and has young sapling/regrowth of trees. These lands are bounded on one side by the Mullaghsandall Burn.

The lands provide an opportunity for the purchaser to obtain a cash crop in the short term and holds potential for the erection of wind turbines (subject to planning) with a 33,000 volt line close by to connect to the grid. Equally, there may be an opportunity for a company to acquire carbon credits to offset their current manufacturing processes.

For those with a love of wildlife, flora and fauna, this is an opportunity to acquire their own piece of nature where they can enjoy the peace and tranquility of the Antrim Hills.







Saintfield ■
 1B Main Street, Saintfield, BT24
 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.