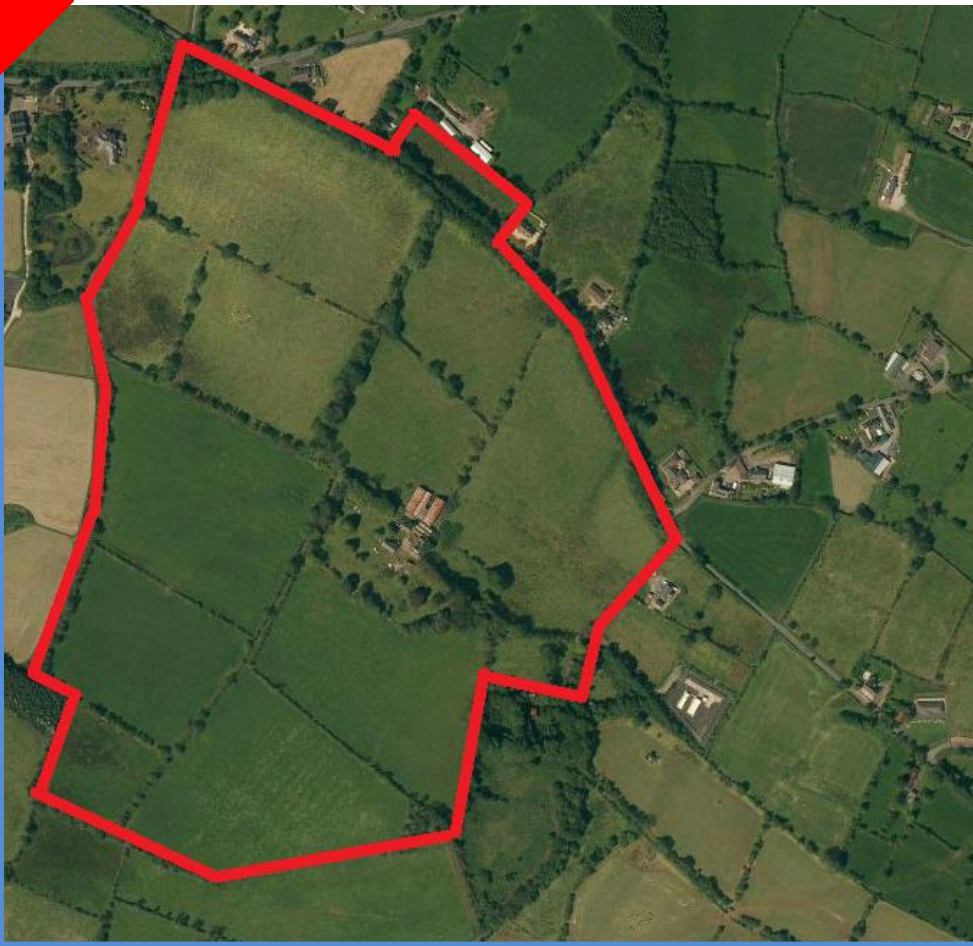


FOR SALE



FOR SALE
KILLULTAGH HOUSE (DERELICT)
AND LANDS

Porters Bridge Road, Ballinderry Upper
Lisburn

- An excellent opportunity to develop a country estate of 79.5 acres.
- Located in close proximity to Lisburn, Belfast and the International Airport.
- The property comprises approximately 79.5 acres of agricultural land, including a derelict farm house, outbuildings and potential development sites (subject to P/P).

028 9044 7144



WHELAN

LOCATION

The property is located approx. 5 miles north west of Lisburn city centre and 3.5 miles south east of the village of Glenavy with extensive frontage to both Killultagh Road and Porters Bridge Road.

DESCRIPTION

The property comprises approximately 79.5 acres of agricultural land, including a derelict farm house and outbuildings.

There is access to the main holding from both Killultagh Road and Porters Bridge Road. Planning permission for "replacement dwelling" sites has previously been granted on the lands.

The land is well laid out with the former farm house outbuildings and yard located in the centre and a central spine lane giving access to the various fields. The perimeter is formed to a large degree by mature shelter belts and there is good standing timber on the land.

PLANNING

We note the following planning permissions previously granted:

- **3a Porters Bridge Road.** S/2005/1378/F. Full planning permission for replacement dwelling granted on 22 April 2009
- **3b Porters Bridge Road.** S/2005/1379/F. Full planning permission for replacement dwelling granted on 12 December 2006
- **Killultagh House.** S/2009/0775/RM. Reserved matters application for replacement dwelling with integral car ports/garages granted on 29 March 2010.
- S/2008/0570/RM. Reserved matters application granted for replacement dwelling with multiple garages to side and rear to form courtyard – granted on 17 February 2009.

Purchasers are advised to make their own enquiries with DOE Planning Service in order to satisfy themselves in relation to the current position and validity of the above historic planning consents.

Grave Plot

Interested parties should be aware that there is a grave plot located on the lands.

PRICE

£600,000

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.



VIEWINGS

by appointment through joint sole agents:-

Whelan Commercial Ltd.
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