



FOR SALE (In its entirety or in 3 individual lots)

Agricultural lands extending to c. 107 acres

Beechvale Farm, 51–53 Gransha Road, Comber BT23 5RE



LOCATION

Belfast is the largest urban settlement within Northern Ireland, having a population of c. 614,000 within its Metropolitan area, being a progressive European city with an increasingly diverse economy, a rejuvenated city core and much enhanced retail, leisure and housing stock; all of which will result in a significantly increased urban population.

The subject lands are situated in a rural setting on the Gransha Road, c. 6.5 miles south east of the centre of Belfast and c. 3.5 miles west of of Comber, a popular commuter town with a range of supermarkets, restaurants, cafes, and independent retailers.

The immediate area is predominated by agricultural and commercial activity, with the lands in close proximity to the La Mon Hotel and Country Club, an award winning 4-star hotel. Additionally, the lands are located next to Lamon Estates, a successful industrial estate.

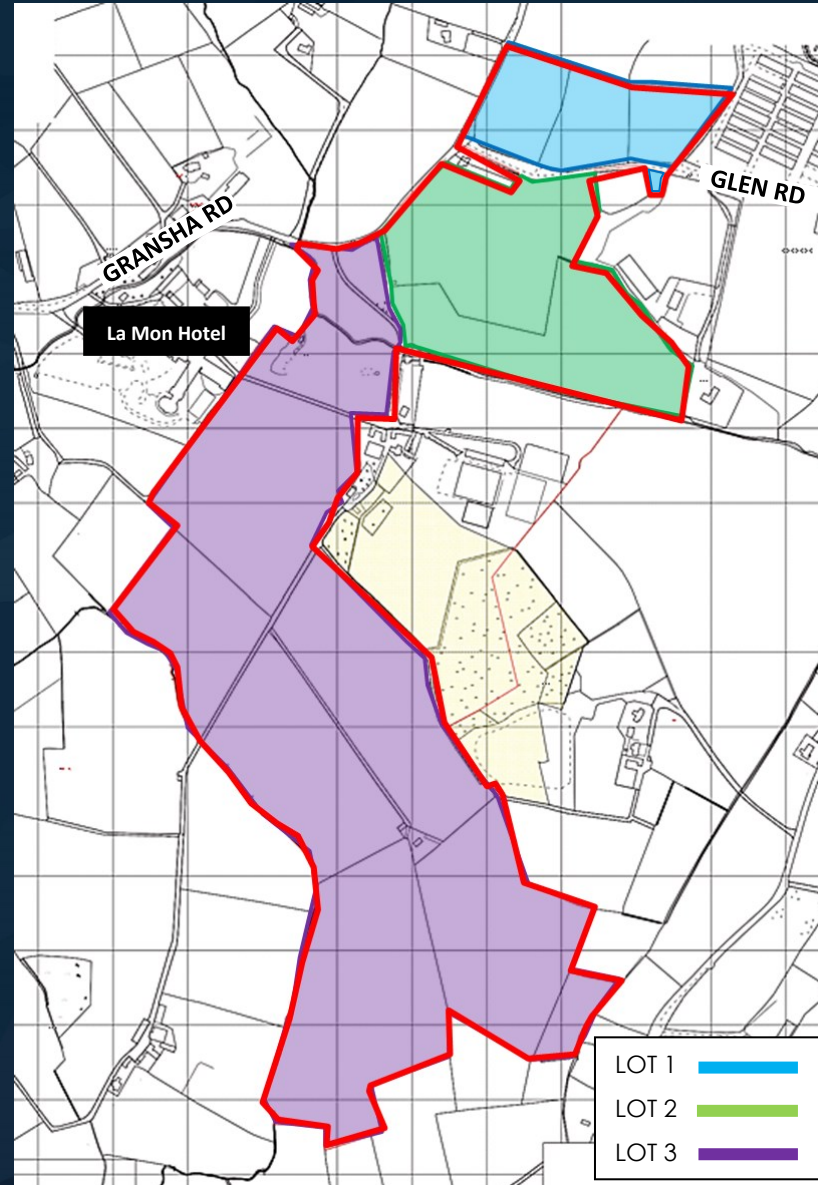
DESCRIPTION

The subject comprises c. 107 acres of agricultural lands, available in its entirety or in three separate lots.

LOT 1 Agricultural lands of c. 9 acres with frontage to the Gransha Road / Glen Road bounding a commercial warehouse / workshop development.

LOT 2 Agricultural lands of c. 21 acres with frontage to the Gransha Road.

LOT 3 Agricultural lands of c. 77 acres accessed via the Gransha Road including former dwelling with potential for a replacement dwelling (subject to planning).



**C. 3
MILES
TO
COMBER**

**C. 7
MILES
TO
BELFAST CITY
CENTRE**

**C. 12
MILES
TO
LISBURN**



**15 MINS DRIVE TO
GEORGE BEST
BELFAST
CITY AIRPORT**

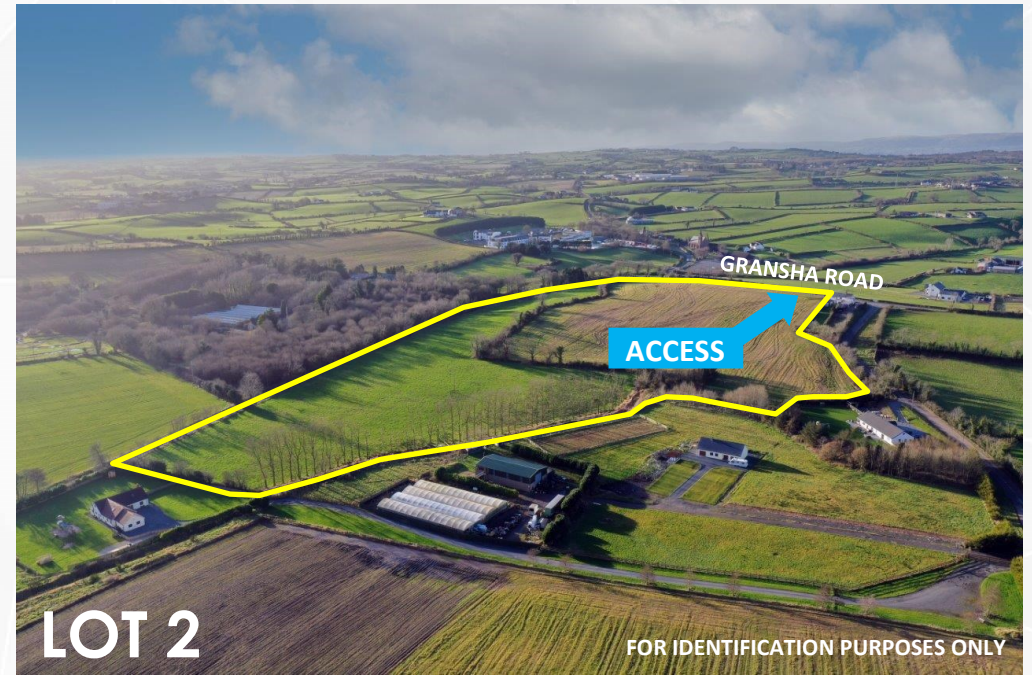
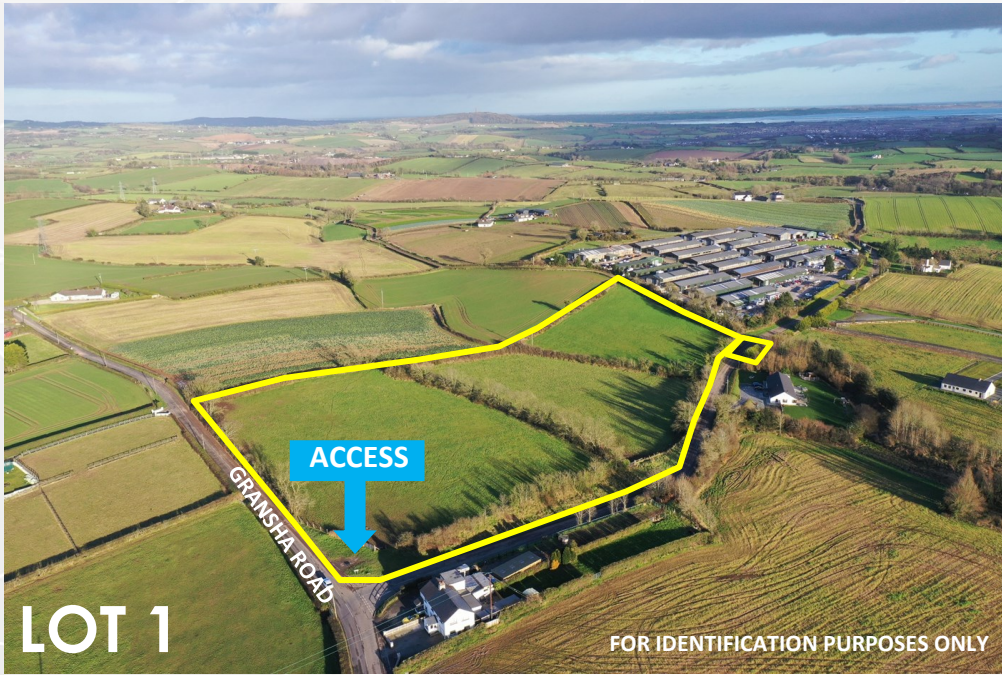


PHOTO GALLERY

Beechvale Farm

51—53 Gransha Road
Comber
BT23 5RE



SALES DETAILS

PRICE

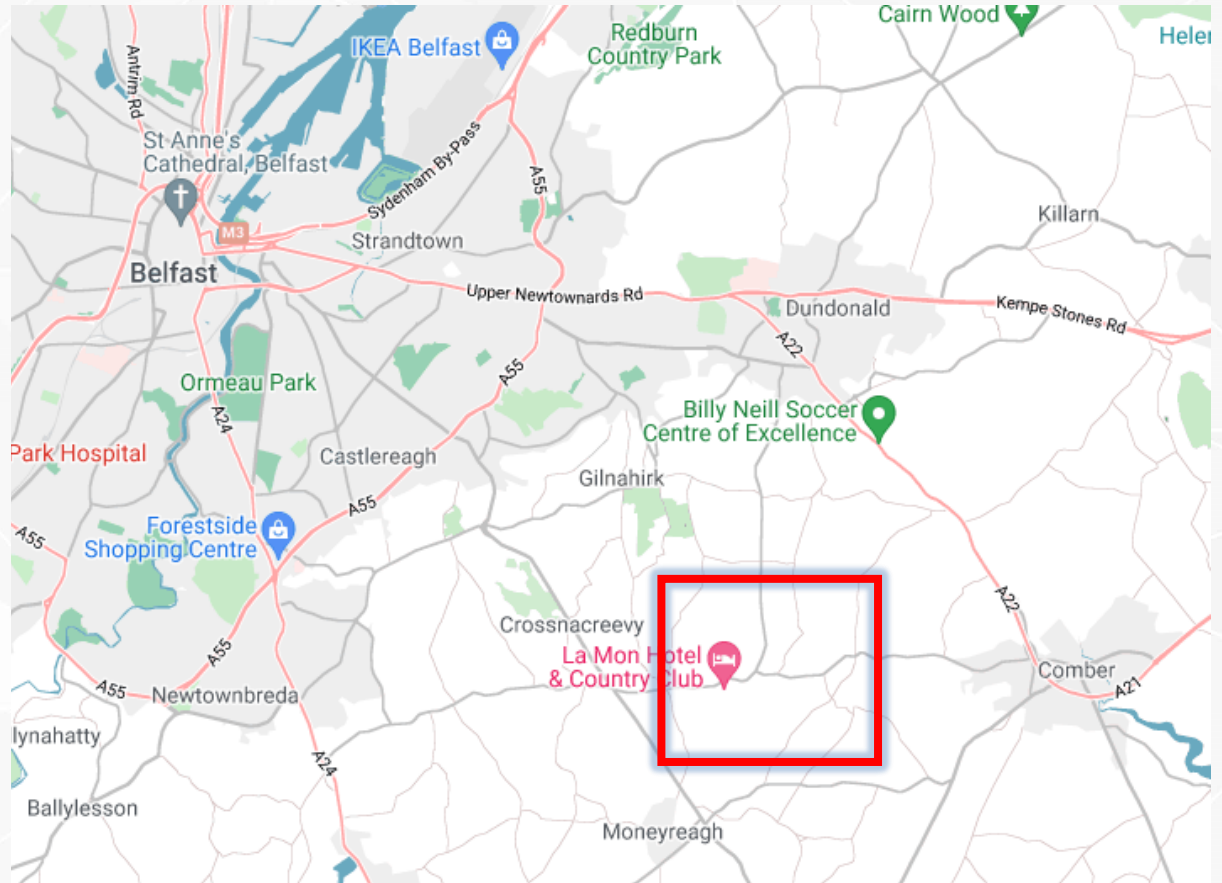
- LOT 1: Offers in the region of £110,000
- LOT 2: Offers in the region of £250,000
- LOT 3: Offers in the region of £850,000

TITLE

it is our understanding that the lands are freehold.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE 8752

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.