

An aerial photograph of a rural landscape. A large green field is outlined with a thick yellow line. To the left of the field is a body of water. In the background, there are more fields, some buildings, and a line of trees. The sky is overcast.

**OK
T**

FOR SALE

31 Lakeland Road, Hillsborough, BT26 6BN

Agricultural Holding Extending to 8.6 Acres to include Agricultural Lands, Outbuildings and Part Built Dwelling

LOCATION / DESCRIPTION

The property occupies a quiet rural setting c. 1.6 miles south of Annahilt village and is accessed off Lakeland Road.

The subject offers the opportunity to acquire a compact rural holding with part built dwelling.

There are a range of agricultural outbuildings and stock handling facilities within the yard all of which are in need of modernisation.

The lands extend to c. 7.4 acres to include c. 6.5 acres of grassland and c. 0.9 acres of trees held over 4 no. fields.

ACCOMMODATION

DESCRIPTION

AREA (ACRES)

31 LAKELAND ROAD

(2 no. Agricultural Stores, Round Roof Hay Shed, Former Cattle Shed, Traditional Stone Built Store & 4 no. Block Built Byres)

1.2 Acres

PLANNING HISTORY

PLANNING REF

DESCRIPTION

STATUS

S/2004/1620/F	Replacement dwelling & construction of stables and out buildings including swimming pool	Permission Granted
S/2007/1563/F	Change of house type	Permission Granted
S/2002/0148/F	Extensions & Renovations (Retrospective)	Permission Granted

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/uksi/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.

REF: C4432



LAKELAND ROAD

Total Area: c. 8.6 Acres (c. 3.48 Hectares)

OK
T



SALES DETAILS

PRICE: Price on Application
TITLE: We assumed the property is held under freehold title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

NAV (RATES PAYABLE)

From our review of the Land and Property Service online website, the subject property does not currently have a capital value rating.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

SHAUNA BROLLY

shauna.brolly@okt.co.uk

**OK
T**