



FOR SALE

Lands at Articlave & Macosquin, Coleraine, BT51 4JT

Agricultural lands and yard extending to c. 146.71 acres (59.37 hectares). Available in its entirety or available in separate lots.

LOT 1- KNOCKNOUGHER / ALTIKEERAGH ROAD,
MACOSQUIN, BT51 4LA

LOCATION / DESCRIPTION

The subject property is located off the Knocknougher and Altikeeragh Roads, approximately 2.2 miles from the village of Articlave and approximately 5.2 miles west of the town of Coleraine.

The subject extends to c.128.53 acres in total and comprises c. 126 acres of rough grazing lands over 3 blocks, 2 of which front the Altikerragh Road with access from same, along with farm yard (c. 2.53 acres) comprising modern sheds, stock handling facilities and silage clamp. The farmyard is accessed via a shared laneway off the Knocknougher Road.

The main building is a 19 bay steel portal frame purpose built sheep shed extending to 17,670 sq ft with concrete central passageway (20ft wide) and wire mesh slats serviced by water drinkers. Surrounding the shed there is a covered concrete apron.

The cattle shed is 8 bay (6,400 sq ft) comprises of 4 concrete slatted pens and remainder of solid flooring.

Externally, there is a covered race providing stock handling facilities.



SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	128.53	52.01

GUIDE PRICE

PRICE:	£595,000
TITLE:	Assumed freehold
VAT:	We have assumed no VAT will be applicable.
NOTE:	Can be split into further lots, details available upon request.



LOT 2 -KNOCKNOUGHER ROAD, MACOSQUIN, BT51
4LA

LOCATION / DESCRIPTION

The subject property is located off the Knocknougher Road, approximately 2.2 miles from the village of Articlave and approximately 5.2 miles west of the town of Coleraine.

The subject extends to c.3.8 acres of agricultural land arranged over 1 field and accessed off the Knocknougher Road. Rock has previously been extracted from the holding and it may be suitable for further rock extraction subject to obtaining the necessary planning consents.

SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	3.80	1.54

GUIDE PRICE

PRICE: £40,000

TITLE: Assumed freehold

VAT: We have assumed no VAT will be applicable



LOT 3– SCONCE ROAD, ARTICLAVE, BT51 4JT

LOCATION / DESCRIPTION

The subject property is located off the Sconce Road, c 2 miles south off Castlerock and c. 5.5 miles west of Coleraine.

The subject extends to c.8.64 acres and is arranged over 1 field, access is directly off Sconce Road.

The lands are currently laid out to grass.

SITE AREA

DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	8.64	3.49

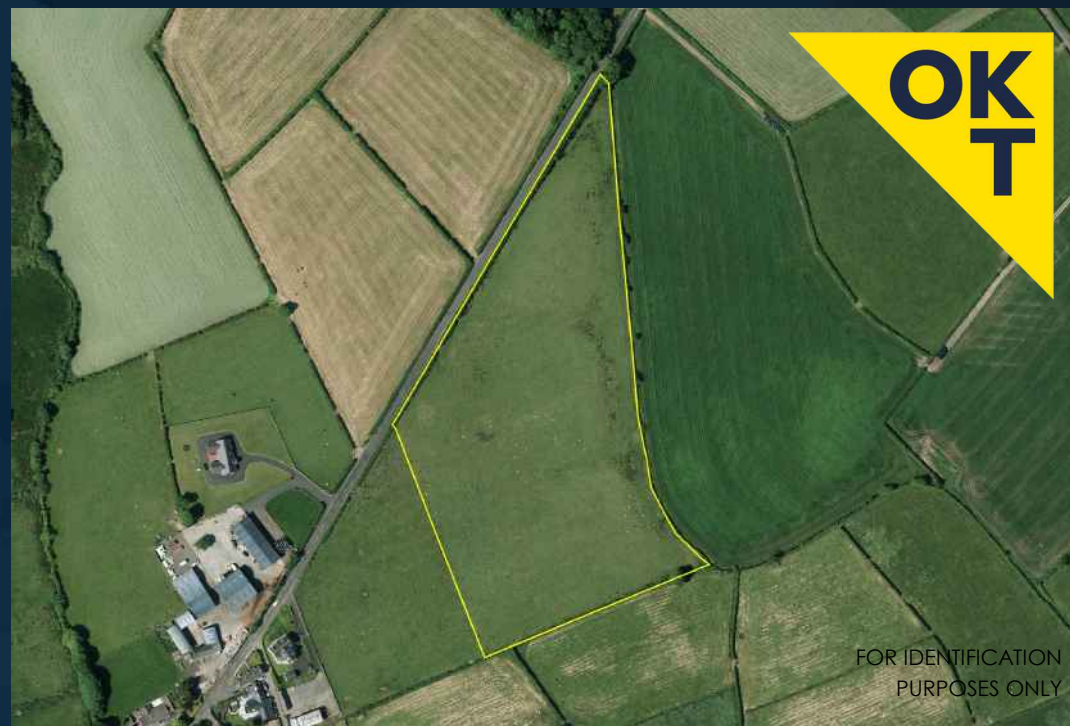
GUIDE PRICE

PRICE:	£95,000
TITLE:	Assumed freehold
VAT:	We have assumed VAT will not be applicable.

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/uksl/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: C5004



LOT 4– DUNBOE ROAD, ARTICLAVE, BT51 4JR

LOCATION / DESCRIPTION

The subject property is located off the Dunboe Road, c 2 miles south off Castlerock and c. 5.5 miles west of Coleraine.

The subject extends to c.5.74 acres and is arranged over 1 field, access is directly off Dunboe Road.

The lands are currently laid out to grass.

SITE AREA

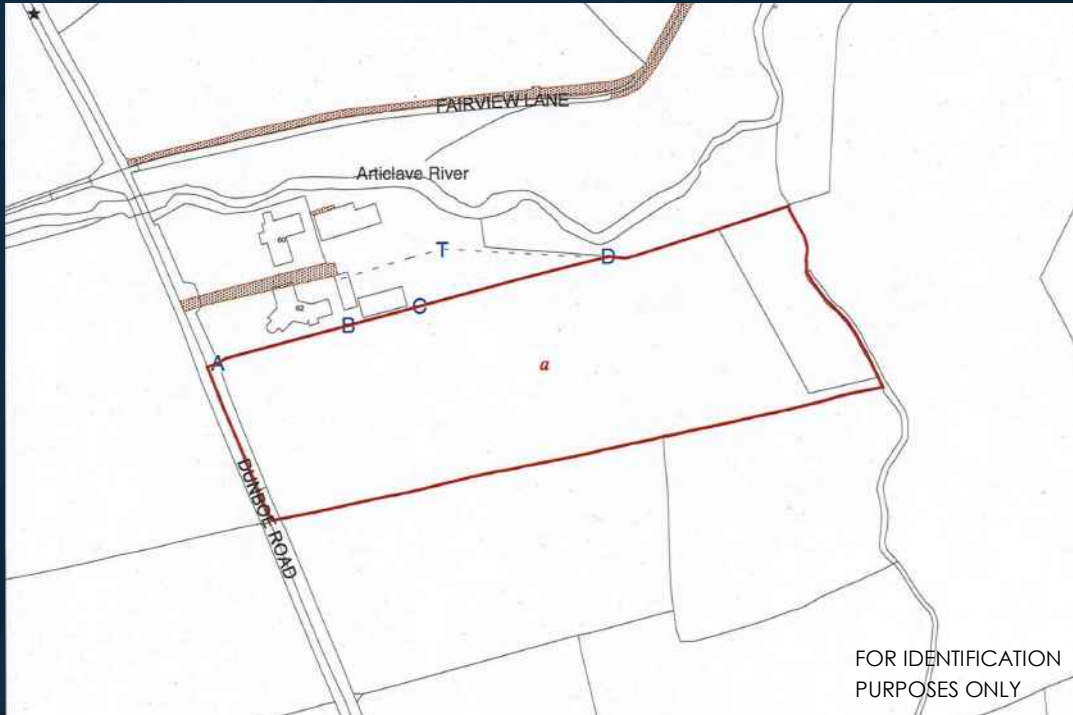
DESCRIPTION	AREA (ACRES)	AREA (HECATRES)
TOTAL SITE AREA	5.74	2.32

GUIDE PRICE

PRICE:	£65,000
TITLE:	Assumed freehold
VAT:	We have assumed VAT will not be applicable.



FOR IDENTIFICATION
PURPOSES ONLY



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SALES DETAILS

PRICE:

Lot 1:	£600,000
Lot 2:	£40,000
Lot 3:	£95,000
Lot 4:	£65,000
Entirety:	Open to offers

TITLE: Assumed freehold

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

We have assumed VAT will not be chargeable on sales figures.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

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