

# Lisney

FOR SALE BY TENDER (UNLESS PREVIOUSLY SOLD) - DATE - 23 JUNE 2017

Agricultural Lands c. 11.5 Acres  
(on the edge of the development limit)

LAND AT BALLYGRAINEY ROAD,  
HOLYWOOD, BT18 0HE

## CONTACT

David McNellis  
028 9050 1501  
dmcnellis@lisney.com

## BRIEF

- Situated in a mature area
- Convenient to Belfast, Holywood and Bangor.
- Close proximity to Ulster Folk and Transport Museum
- c. 11.5 Acres



- Area of site
- Access, subject to right of way
- Right of way

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## LOCATION

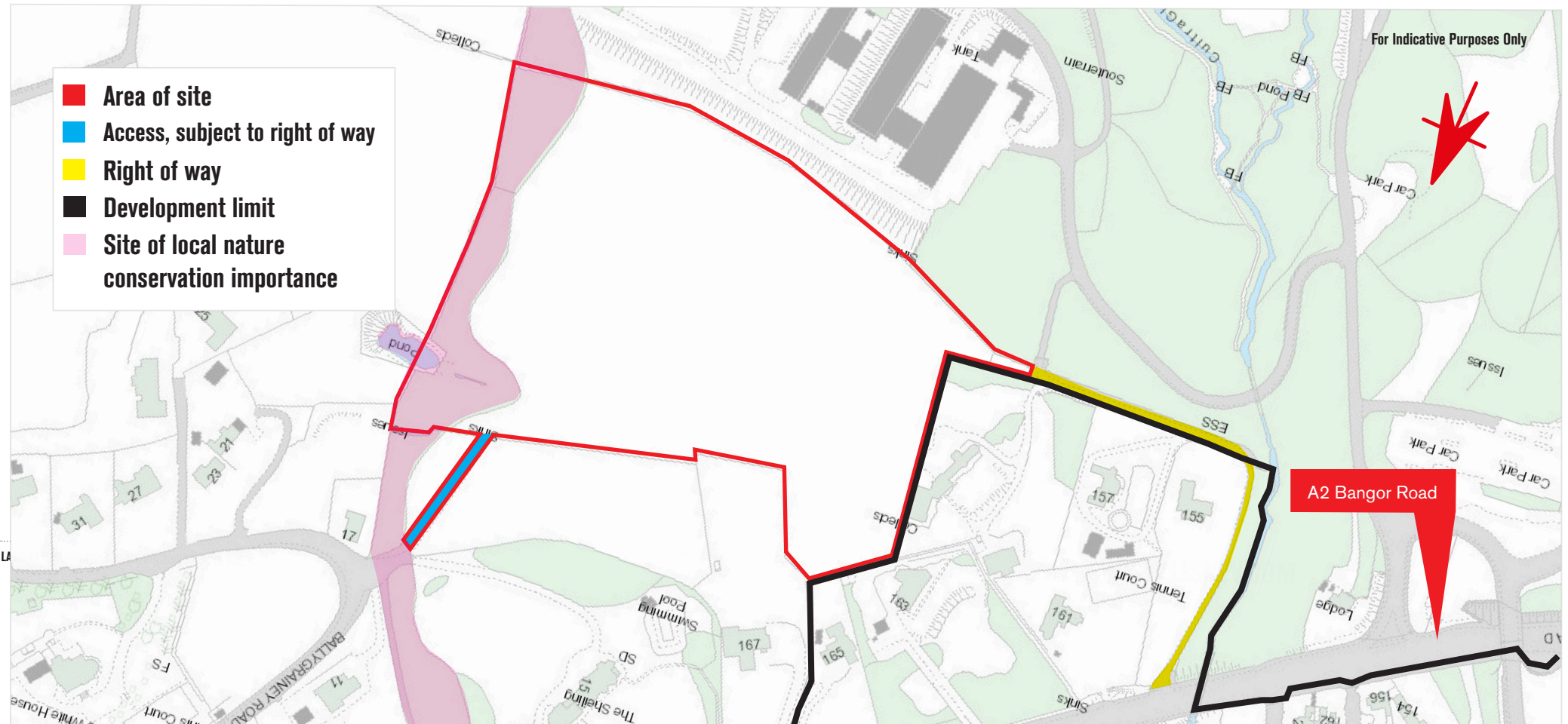
Situated c 6 miles to the east of Belfast city centre and c 3 miles from Holywood, whilst in a rural location the lands are located only c. 200m from a major arterial road, the A2 Bangor /Belfast Road.

The area is characterized by a mix of agricultural lands, a number of large detached dwellings on significant sites and a number of other houses along the Ballygrainey Road frontage.

## DESCRIPTION

Comprising c 11.5 acres of agricultural lands (outlined in red), accessed through gates from Ballygrainey Road, over lands which are subject to a Right of Way in favour of the adjoining owner

(shaded in blue) but with the benefit of a Right of Way (shaded in yellow) onto the A2.





## PLANNING

*The lands are within the red line on the map and are currently outside but about the settlement limit of Holywood.*

*Work on the new local plan for the area will begin in the near future.*

## TITLE

*The property is held freehold but with the benefit and burden of the 2 Rights of Way outlined on page 2.*

*We further understand that there is a conacre agreement in place scheduled to expire 31 October 2017.*

## TENDER & TITLE INFORMATION

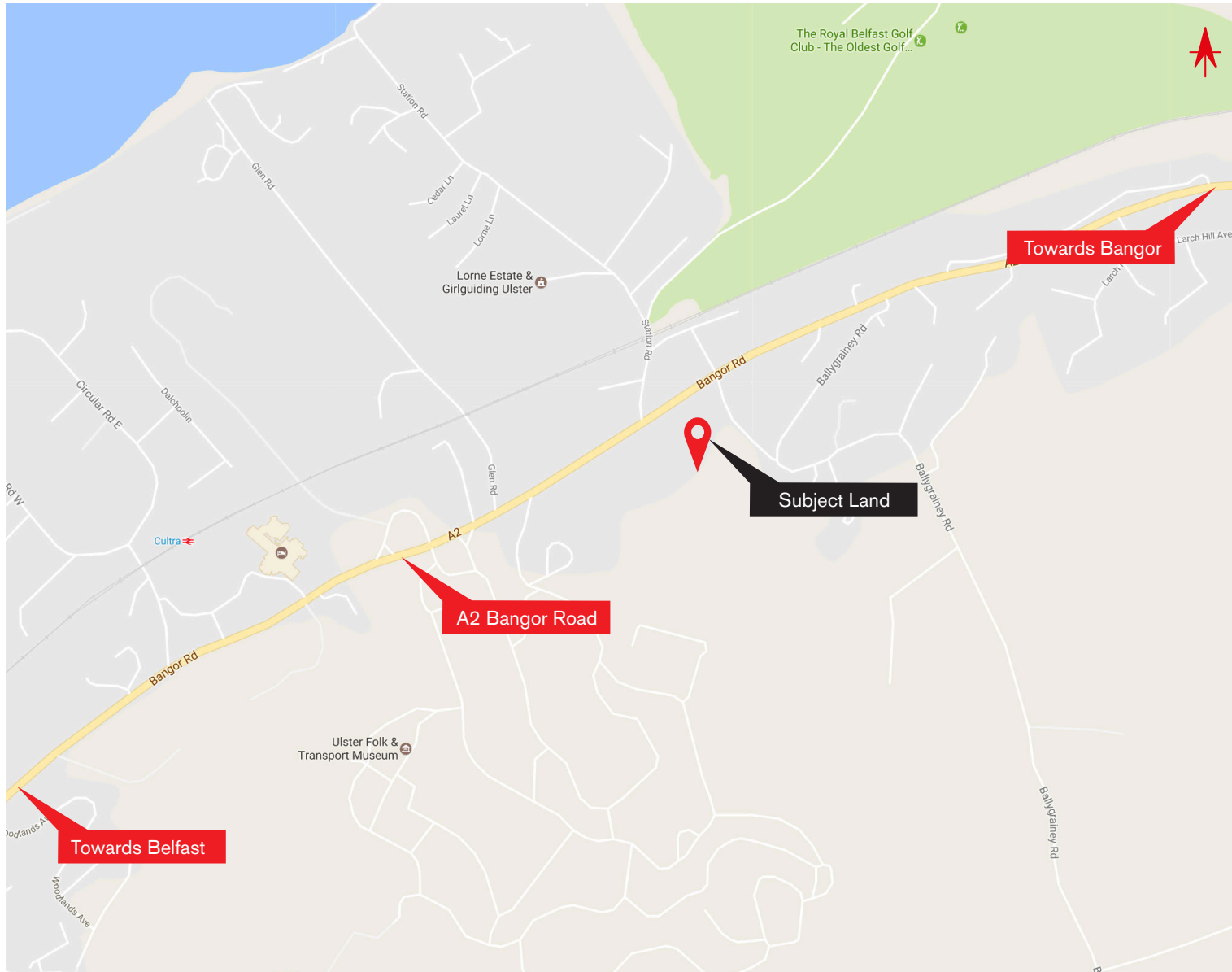
*Tender and Title information can be obtained from:*

*Patrick O'Hanlon  
A&L Goodbody*

*E Mail: [pohanlon@algoodbody.com](mailto:pohanlon@algoodbody.com)  
Tel No. 028 9072 7471*



## LOCATION MAP



## GUIDE PRICE

*Offers in excess of £300,000 excl.*

## STAMP DUTY

*This will be the responsibility of the purchaser.*

## VAT

*All prices, outgoings and rentals are exclusive of, but may be liable to VAT*

## DISCLAIMER

*The vendor is under no obligation to accept the highest or indeed any offer.*

## SELLING AGENT

David McNellis  
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