

NEWGROVE ESTATE

BELEAST • CO DOWN





NEWGROVE ESTATE

191 BALLYLESSON ROAD • BELFAST • CO DOWN

Lisburn 4 miles, Belfast 6 miles, Belfast City Airport 10 miles, Belfast International Airport 18 miles
(all distances approximate)

RESIDENTIAL AND AGRICULTURAL ESTATE WITH PRODUCTIVE FARMLAND AND AN ACCESSIBLE SITUATION

Period house comprising reception hall, dining room, drawing room, study,
7 bedrooms and an extensive range of service rooms

Traditional outbuildings and farm buildings

Garden

118 acres of arable

14 acres of pasture

6 acres of mixed woodland

Frontage on to the River Lagan

Tim Martin
co.uk

Tim Martin
27 Castle Street
Comber
Co Down BT23 5DY
+44 (0) 28 9187 8956
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About 149.3 acres (60.4 hectares) in total
For sale as a whole

savills

Savills Belfast
Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+44 (0) 28 9026 7820
Email: belfast@savills.ie

HISTORY

Newgrove House is believed to have been constructed between 1760 and 1779, as an addition to the front of an existing earlier dwelling. It is reported by C E B Brett that the house was formerly the residence of the agent for the Purdysburn Estate, of which Narcissus Batt, a pioneering banker of the time, was the owner. Newgrove House subsequently had numerous owners and was acquired by the present owners' father in 1940 from the Dick family.

DESCRIPTION

Newgrove Estate is an exceptional residential and agricultural estate with amenity extending to about 149 acres (60 hectares) in total. It has a favoured situation, being only 6 miles south of Belfast city centre. The historic, category "B1" listed house occupies a commanding position within the heart of the estate. The front of the house is constructed in a Georgian style and includes well-apportioned principal accommodation.

Adjoining the house is an extensive range of traditional outbuildings. A farmyard lies to the rear of the house.

The agricultural element of the estate is a key feature and comprises productive arable land which has the ability to grow the full range of arable crops.

The River Lagan forms the north western boundary of the estate.

SITUATION

Newgrove House occupies a wonderful, elevated position above the River Lagan. The estate has a private situation, created by the mature woods and yet is only six miles from Belfast city centre and four miles from Northern Ireland's third largest city of Lisburn. The M1 is situated four miles to the west and connects Belfast with Dublin.

Both cities offer a desirable range of shopping, educational and cultural facilities. Sprucefield Shopping Centre and Retail Park is 6 miles to the southwest.

Lisburn train station (4 miles) provides services to Belfast and Dublin. The port of Belfast is 10 miles to the northeast and provides daily sailings to Scotland and England. Belfast City and Belfast International airports are 10 miles and 18 miles distant, respectively.

The area has plenty of sporting opportunities. Newgrove Estate overlooks Malone Golf Club which lies on the opposite bank of the River Lagan and is widely considered as one the best parkland courses in Ireland. In addition to a selection of golf courses locally, the Championship course of Royal County Down is 25 miles to the south. The estate lies between Lough Neagh and Strangford Lough, both of which offer sailing. For those with equestrian interests, Down Royal Racecourse is 9 miles to the southwest and there is a number of hunts within boxing distance of the estate.

The area is characterised by its rolling productive farmland either side of the Lagan Valley interspersed by impressive country houses arising from the wealth created from local industry. There are many attractive walks locally, while the Mountains of Mourne (situated at the south east of the country) provide more challenging walks.

METHOD OF SALE

Newgrove Estate is being offered for sale as a whole.

NEWGROVE ESTATE

Newgrove House

Newgrove House is entered through bell-mouthed stone walls with small stone piers. A sweeping driveway is partially lined by mature trees and rises gently to a parking area at the front of the house.

Newgrove House occupies a private, elevated position, with its front having a south-easterly facing aspect. The accommodation is predominantly laid out over two storeys, beneath a pitched slate roof.

A key characteristic of the house is the extent and flexibility of the internal accommodation, with the ability to host large house parties, as well as providing family accommodation.

While the house would benefit from renovation, a number of period features, both internally and externally, have been retained.

The house is entered from the front via paved steps and through glazed doors with a radial fanlight above and painted stone surrounds. A broad segmental bow on the western elevation is a feature.

Notable internal features include cornicing, sash windows, hardwood floors, impressive fireplaces, and architraves. There is an Aga range cooker and a wood-burning stove.

A basement provides useful storage.

An enclosed courtyard is situated to the rear and includes a range of stores.

There is a mains water supply, a mains electricity supply and private drainage. The house has oil-fired central heating.

There is a small area of lawns to the front and side of the house.





NEWGROVE HOUSE

1,143.60 sq.m (12,310 sq.ft)

(Including Garage & Loft)

For Identification Purposes Only

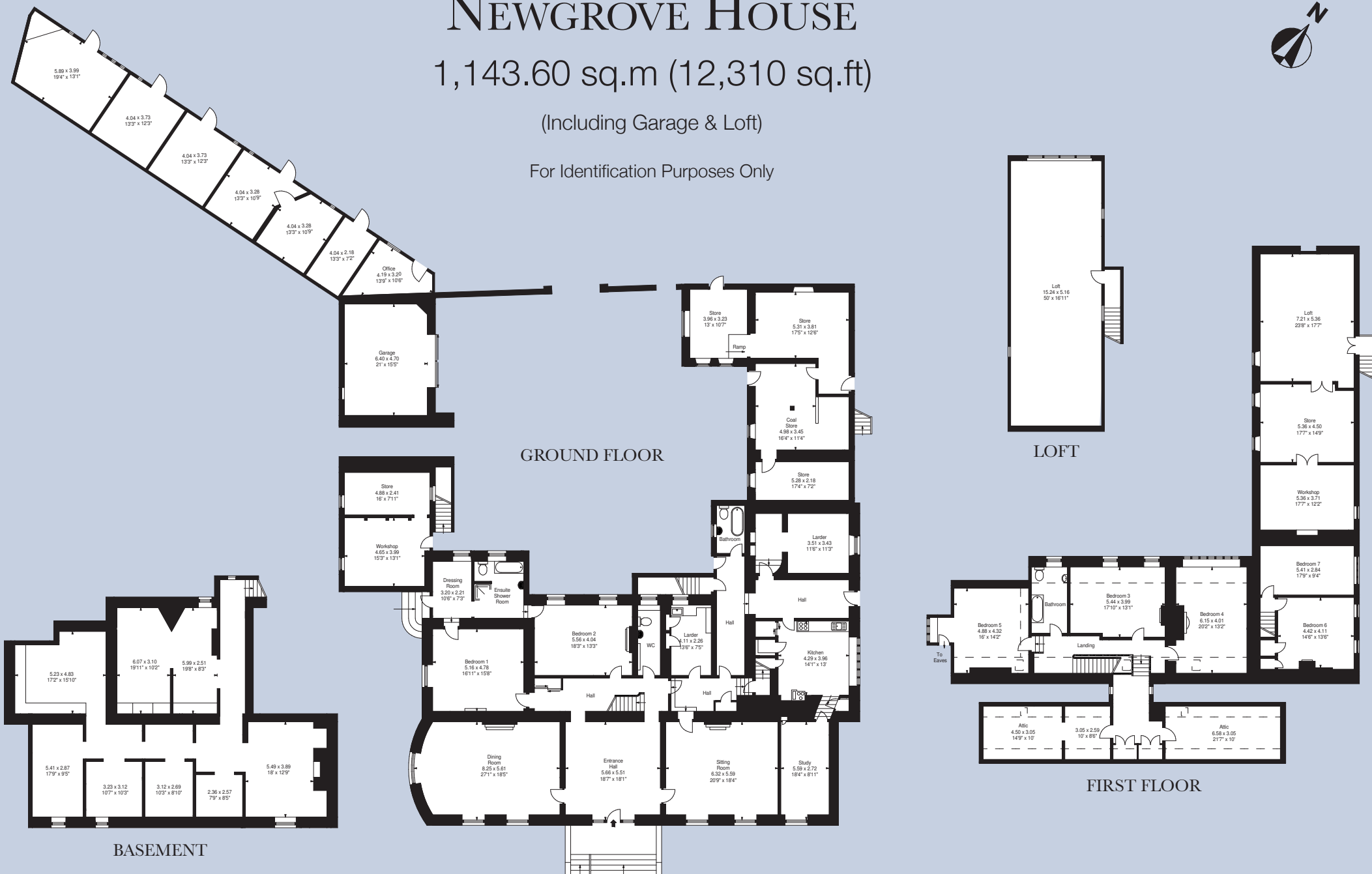


GROUND FLOOR

LOFT

FIRST FLOOR

BASEMENT



FARM BUILDINGS

Situated to the rear of the house is an extensive range of farm buildings, as laid out on the accompanying plans. They are mostly of traditional construction beneath corrugated roofs. Some of the buildings were at the forefront of agricultural design techniques when constructed; however, the farm buildings at Newgrove are presently used for storage.

Within the farmyard is a former farm worker's, single-storey cottage.

The buildings have a separate access which forks off the main driveway. There is ample hardstanding.

Situated at the northeast of the estate is the site of former lock keeper's cottages.

A mill race passes through the northern boundary.

FARMLAND

The farmland land is let on a Conacre basis to a number of local farmers. The farm previously carried a dairy herd of 100 milking cows, as well as pigs, chickens and horses. The land is situated within a contiguous block and with a gently undulating topography, rises from about 40 feet above sea level on the River Lagan to about 120 feet above sea level on the southern boundary.

The arable land is generally free-draining and is laid out in fields of a good size and shape for modern agriculture. The depth and quality of the soil make it capable of growing a wide variety of arable crops, which have, in recent years, included potatoes, carrots, cereals and excellent grass swards.

There are three fields of permanent pasture which provide useful grazing.

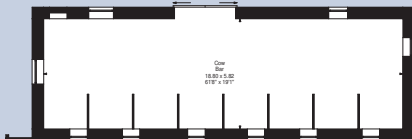
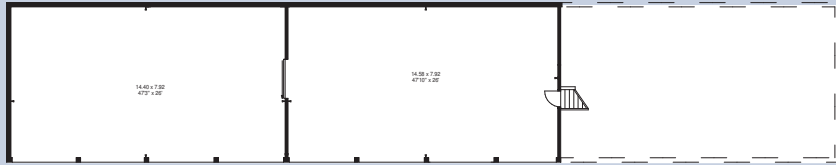
The land can be classified as follows:

Land Type	Acreage
Arable	118
Pasture	14
Woods	6
Roads, yards, buildings, river, etc	11
Total	149



FORESTRY

The woods at Newgrove Estate include some outstanding specimen trees which provide shelter, amenity, timber and privacy. Extending to about 6 acres in total, they are spread throughout the estate and are a key part of the landscape. The woods comprise a variety of mature deciduous species.

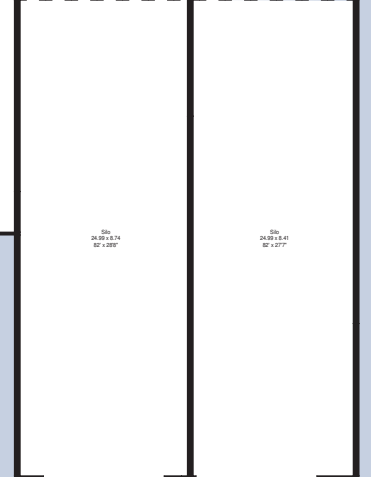
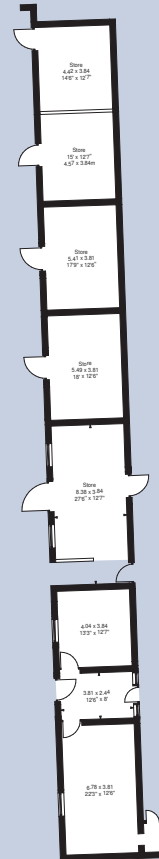


NEWGROVE ESTATE

Outbuildings

2,863.64 sq.m (30,825 sq.ft)

For Identification Purposes Only



GENERAL REMARKS

Excluded Property

The following are owned by the vendors but are excluded from the sale:

1. Gate lodge
2. Middle Cottage
3. The Orchard House
4. About 35 acres of farmland situated on the western boundary.

The vendors will retain the necessary rights of access to each of the above.

Viewing: Strictly by appointment with the joint selling agents.

Health and Safety: Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Postcode: The postcode for the property is BT8 8JU.

Airports

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

Railway Stations: The nearest railway station is at Dunmurray. For timetables www.translink.co.uk.

Fixtures & Fittings: The fitted carpets and curtains in Newgrove House are included in the sale.

Listings and Environmental Designations: Newgrove House & Outbuildings are listed as buildings of architectural and historical interest.

Employees: There are no estate employees.

Basic Payment Scheme: There are no Entitlements to the Basic Payment Scheme included in the sale.

Entry & Possession: Entry is by agreement, subject to the Conacre Agreements.

Residential Schedule

Property	Present Occupancy	Services	EPC Rating
Newgrove House	Owner occupied	Mains water and electricity, oil-fired central heating	F

Note: The services have not been checked by the joint selling agents.

Offers: Offers may be submitted to the joint selling agents:

Savills Belfast, Longbridge House, 16-24 Waring Street, Belfast BT1 2DX

Tel: 028 9026 7820 Email: belfast@savills.ie

Tim Martin, 27 Castle Street, Comber, Co Down BT23 5DY

Tel: 028 9187 8956 Email: info@timmartin.co.uk

Closing Date: A date may be fixed for best offers and prospective purchasers are asked to register their interest with the joint selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors: Johns Elliot Solicitors, 40 Linenhall Street, Belfast BT2 8BA

Tel: 028 9032 6881 Email: richard.dickson@johnselliot.com

STIPULATIONS

Wayleaves and Rights of Access: The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting: It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally: Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice: Savills and Tim Martin and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Tim Martin have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Ref: 914040BJ – Brochure prepared in June 2019 and photographs taken in September 2018 and February 2019.

