

Ballyowan House & Farm

DRUMBEG ROAD, DUNMURRY, CO. DOWN, BT17 9LE

savills



Historic house, portfolio of residential properties and an extensive farm.

118 ACRES
ARABLE/PASTURE

7.8 ACRES
WOODLAND

ABOUT 137.4 ACRES
IN TOTAL

- **Ballyowan House** - (3 reception rooms, 5 bedrooms), gardens, stores
- **52 Drumbeg Road** - (3 reception rooms, 4 bedrooms), mature gardens and grounds
- **44 Drumbeg Road** – (3 bedrooms)
- **68 Drumbeg Road** - (3 bedrooms)
- **50 Drumbeg Road** – uninhabited gate lodge
- **40 & 42 Drumbeg Road** – pair of semi-detached properties
- **36 Drumbeg Road** – uninhabited gate lodge
- Traditional outbuildings and farm buildings
- Frontage on to the River Lagan
- Belfast City: 8 miles

About 137.4 Acres / 55.6 Hectares

For Sale by Private Treaty as a Whole or in up to 6 Lots



Ballyowan House & Farm

HISTORY & SUMMARY

HISTORY

Ballyowan House, a substantial Victorian residence, was constructed in 1864 by George Macklin. It replaced an earlier dwelling known as Drum Cottage, which dated from around 1800. It was initially known as Ballygowan House, after the name of the townland in which it's located.

Further additions, including the gate lodge, were completed in the late nineteenth century. The family of the current owners purchased the property in 1936 and changed the name to Ballyowan House in order to avoid confusion with the town of Ballygowan some 12 miles away. The house has remained in the same ownership since 1936, reflecting almost a century of continuous family stewardship.

SUMMARY

Ballyowan House & Farm is offered for sale as a whole or in up to 6 lots as follows:

Lot	Lot Name	Acreage
1	Ballyowan House, 44 & 50 Drumbeg Road, Farm Buildings & Land	64.4
2	68 Drumbeg Road	3.7
3	52 Drumbeg Road	2.2
4	36, 40 & 42 Drumbeg Road	1.7
5	Northern land at Ballyowan	22.2
6	Eastern land at Ballyowan	43.2
Whole		**137.4**

Ballyowan Farm is an attractive and highly versatile residential and agricultural estate extending to about 137.4 acres in total. Occupying a prime position on the sought-after Drumbeg Road, the property enjoys a private countryside setting while benefiting from excellent access to Belfast. A defining feature of the estate is the historic Ballyowan House, a Grade B1 Listed country residence dating back to the 1860s. The estate also includes a collection of ancillary properties comprising estate cottages, gate lodges and detached residences, many of which offer significant scope for restoration, refurbishment or enhancement, subject to the necessary consents.

The land comprises a mix of productive arable and grassland, and mature woodland with frontage onto the Lagan River. The holding is well suited to a variety of agricultural, equestrian, amenity and lifestyle uses, benefiting from extensive road frontage and attractive shelter belts. Ballyowan House & Farm offers a unique combination of heritage, privacy, land and development potential, representing one of the most significant residential and farming opportunities to come to the market in the Greater Belfast area in recent years.

The land can be summarised as follows:

Land Type	Acres
Arable/Pasture	118.0
Woodland	7.8
Miscellaneous*	11.6
Total	**137.4**

** Miscellaneous includes roads, tracks, yards, water, etc.*

Situation

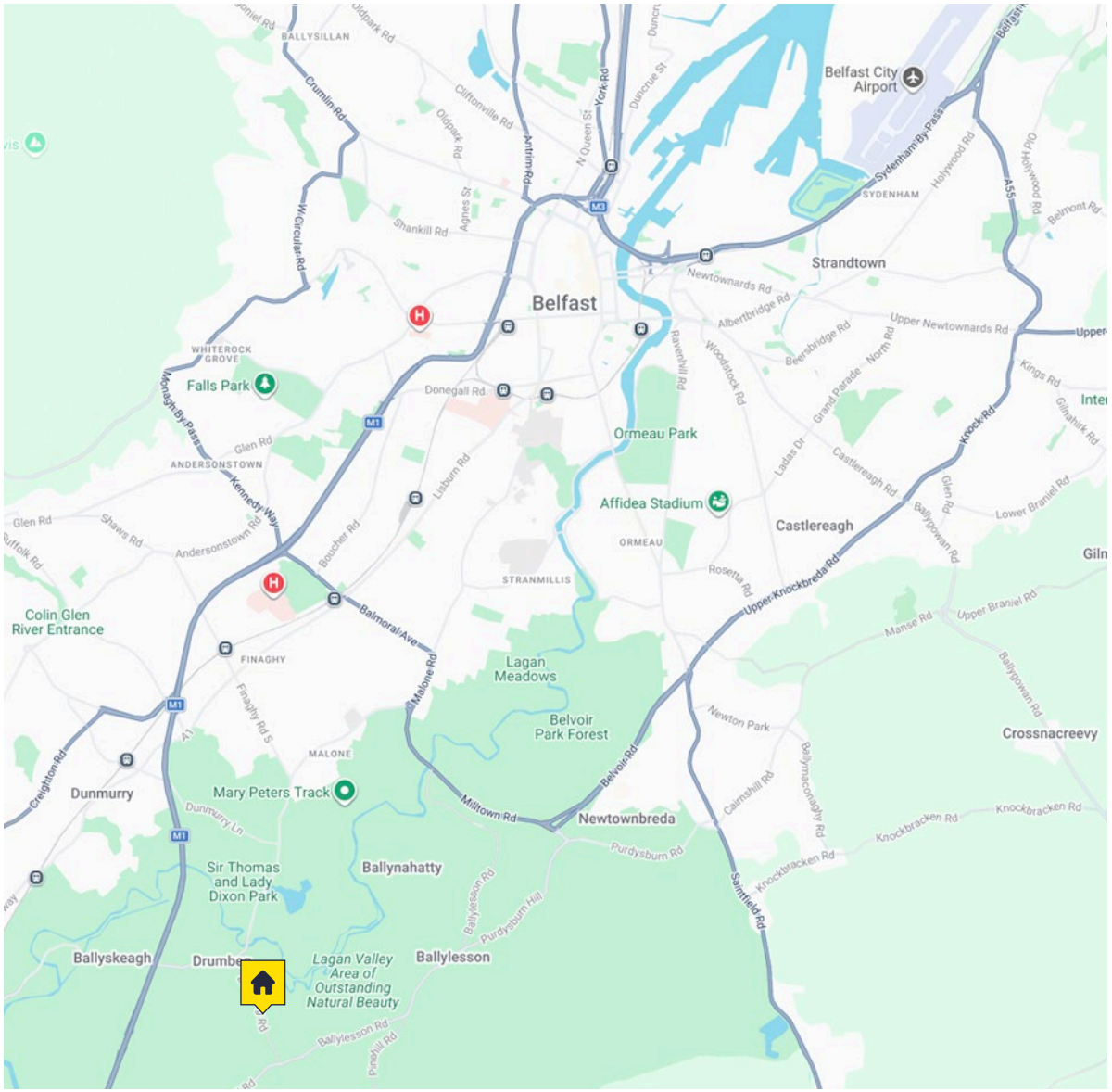
Situated off the highly regarded Drumbeg Road, the property enjoys an exceptional position between the cities of Belfast and Lisburn, combining the tranquillity and privacy of a rural setting with convenient access to city life.

The surrounding area is renowned for its attractive landscape of rolling farmland, mature woodland and scenic country homes. Belfast City Centre (about 8 miles) is readily accessible, making the property ideally suited to purchasers seeking a rural property with excellent commuter links. A wide range of amenities are also available nearby, with Lisburn City Centre only about 5 miles away. Lesley Forestside and Sprucefield Shopping Centres are both 5 miles distant.

The estate also benefits from its proximity to the Lagan Valley Regional Park, Northern Ireland's only Regional Park, which extends between Belfast and Lisburn and provides an extensive network of walking and cycling routes through some of the province's most attractive countryside. The area benefits from easy access to many popular schools in both South Belfast and Lisburn, all within convenient travelling distance.

Transport links are excellent. Lisburn railway station (about 5 miles) provides frequent services across the Northern Ireland rail network, while the nearby M1 motorway offers efficient access to Belfast, the west of the province and beyond. Ballyowan House & Farm is also well positioned for access to Northern Ireland's principal ferry gateways, with Belfast Harbour (about 9 miles) and Larne Port (about 30 miles) both within comfortable driving distance, providing convenient sea links to Great Britain and further supporting commercial, agricultural and leisure travel requirements.

Both Belfast City Airport (8 miles) and Belfast International Airport (16 miles) are within easy reach, facilitating domestic and international travel along with Dublin Airport just 92 miles distant.




Lot 1
ABOUT 64.4 ACRES



Lot 1 - Ballyowan House, 44 & 50 Drumbeg Road, Farm Buildings & Land (about 64.4 acres)

BALLYOWAN HOUSE

Ballyowan House is a Grade B1 listed country residence dating back to the 1860s. Rich in character and period detail, the property offers a rare opportunity to acquire and restore. Approached directly from the Drumbeg Road, the property enjoys a private setting at the end of a sweeping tree-lined driveway, which leads to the front of the house.

The house extends to approximately 5,113 sq ft (to include 44 Drumbeg Road) and was last occupied in 1985. It is accompanied by a range of traditional outbuildings, together with the original entrance gates and gate pillars, all of which are included within the Grade B1 listing (HB19/23/036A). The accommodation is arranged around a central entrance hall, from which two formal reception rooms featuring bay windows are accessed, together with a WC. Beyond lies the kitchen, utility room and an additional reception room.

On the first floor, the property provides five bedrooms, one of which benefits from an adjoining dressing room, together with a family bathroom and a reading room. The house is in need of complete renovation and refurbishment.

44 DRUMBEG ROAD (ADJACENT TO BALLYOWAN HOUSE)

44 Drumbeg Road comprises a traditional yard cottage, part of which is included in the Grade B1 listing associated with Ballyowan House (HB19/23/036A). Occupied until about two years ago, the property offers an opportunity for restoration and refurbishment, subject to the necessary consents.

The accommodation comprises a kitchen, living room, family bathroom and three bedrooms, two of which are located on the first floor. An adjoining storeroom provides useful storage.

OUTBUILDINGS

Positioned to the rear of Ballyowan House is a substantial and well-established farmyard comprising a range of traditional stone outbuildings, a former chicken house, six-bay Dutch barn, four-bay Dutch barn with adjoining lean-to, and a separate hay shed. While many of the buildings now require refurbishment and modernisation, the yard retains considerable character and offers significant potential for enhancement and repurposing.

The existing structures provide an excellent opportunity for redevelopment to support a variety of agricultural, residential, equestrian, commercial, or alternative uses, subject to the necessary planning permissions.

GARDENS

To the front of Ballyowan House are gardens, which are predominantly laid to lawn and enhanced by fine specimen trees, creating an attractive setting for the residence.

FARMLAND

The land comprises an excellent block of productive arable and silage ground, laid out within a ring-fenced boundary and divided into fields of generous proportions, making them well suited to modern farming practices. Enclosed by mature hedgerows and stock-proof fencing, the farmland fronts on to the River Lagan.

While the majority of the holding is currently laid to grass, part of the land is capable of supporting a range of arable crops, benefiting from good soil structure and a favourable working depth. Much of the topography is gently undulating with a high point of 32 metres / 105 feet above sea level on the eastern boundary and a low point of 15 metres / 50 feet above sea level on the northern boundary.

The lands can be summarised as follows:

Land Type	**Acres**
Arable/Pasture	54.0
Woodland	2.4
Miscellaneous	8.0
Total	**64.4**

50 DRUMBEG ROAD

This is an uninhabited gate lodge situated at the entrance to Ballyowan House and 52 Drumbeg Road (Lots 1 & 2). Vacant since the early 1970s, the property presents an excellent opportunity for restoration and refurbishment, subject to obtaining planning consents.

The lodge, together with the adjoining gate screen, was designated as a Grade B1 Listed Building in 2012 under listing reference HB19/23/036B.











Ballyowan House & 44 Drumbeg Road

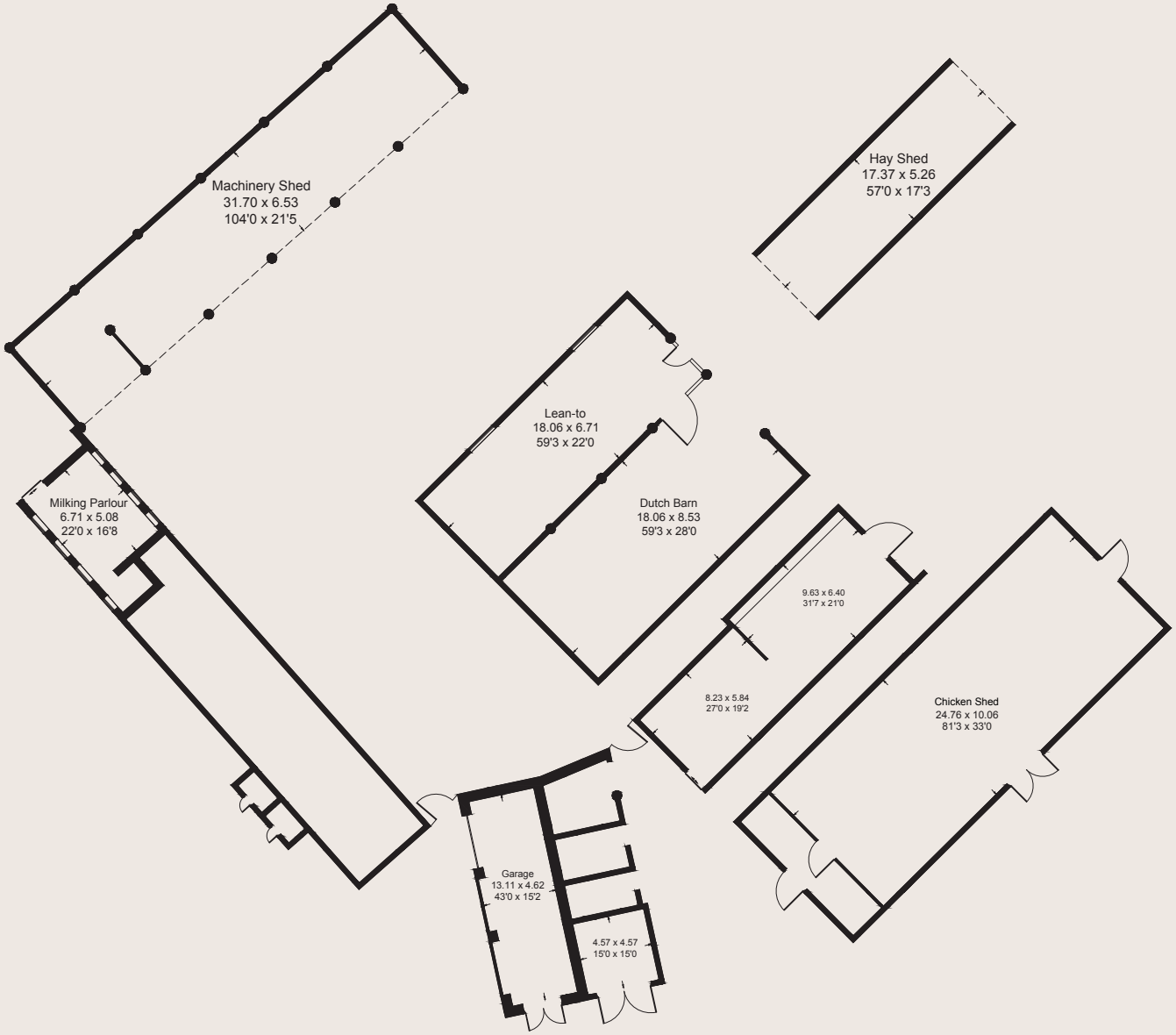
INTERNAL AREA 5,113 SQ FT



LOT 1

Ballyowan House Farm Outbuildings

INTERNAL AREA 8,619 SQ FT



LOT 1


Lot 2
ABOUT 3.7 ACRES

Lot 2 - 68 Drumbeg Road (about 3.7 acres)

Approached via a private driveway with direct access off the Drumbeg Road, this is a charming, detached bungalow dating back to the 1970s and occupying a private setting.

The property offers well-proportioned and versatile accommodation comprising a kitchen, sitting room, utility room, four bedrooms and a family bathroom. An integral garage provides additional storage and additional parking.

About 1.95 acres of this lot falls within the Drumbeg Settlement Limit as noted in the Lisburn & Castlereagh Local Development Plan 2032.

GROUNDS

The property is set on an attractive plot size of about 3.7 acres of mature gardens and grazing paddocks, enjoying a private and sheltered setting bordered by mature trees and hedgerows.



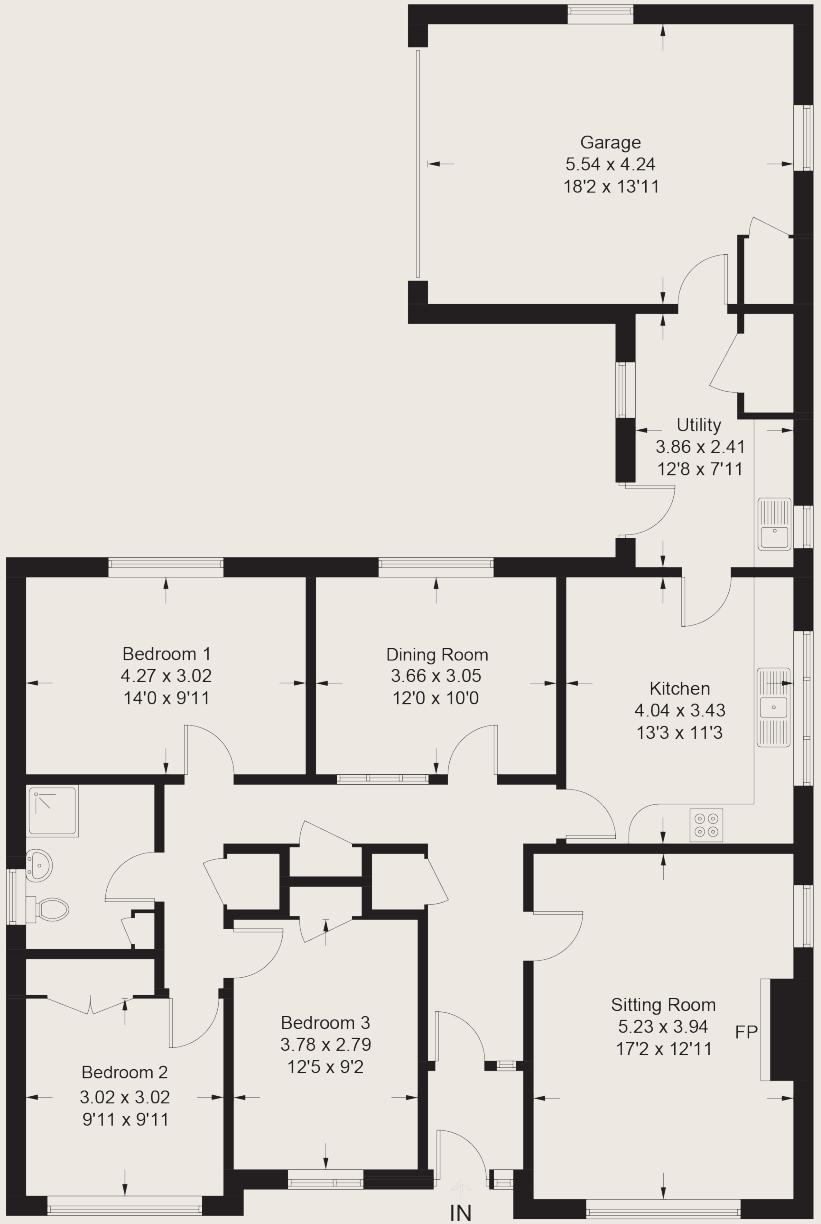






68 Drumbeg Road

INTERNAL AREA 1,524 SQ FT



Ground Floor

LOT 2



Lot 3

ABOUT 2.2 ACRES



Lot 3

Lot 3 – 52 Drumbeg Road (about 2.2 acres)

52 DRUMBEG ROAD

Built in 1955, 52 Drumbeg Road offers extensive and well-proportioned accommodation extending to about 4,839 sq ft. The property shares an entrance with Ballyowan House (Lot 1) before being approached via a private, sheltered driveway.

Upon entering the property, a welcoming reception hall provides access to a cloakroom/WC and the principal reception rooms, including the drawing room and an impressive family room incorporating a dining area at one end. A particular highlight of the property, the family room features a striking curved bay window that enjoys delightful views across the surrounding gardens and grounds, creating a bright living space. Double patio doors provide direct access to the gardens, seamlessly connecting the interior with the outdoor setting and making the room ideal for both family living and entertaining. Further on the ground floor, the property includes a kitchen with adjoining utility room, a study with double patio doors and a range of useful storage areas. There is also an internal double garage with motorised up-and-over doors.

The bedroom accommodation is arranged on the first floor and comprises four well-proportioned bedrooms, including a generous principal bedroom which benefits from the same striking curved bay window together with an en suite bathroom featuring twin wash hand basins. A family bathroom serves the bedroom accommodation, completing a layout ideally suited to modern family living.

GROUNDS

The property is set within about 2 acres of attractive gardens and grounds, enjoying a private and sheltered setting bounded by mature trees and established hedgerows. The grounds are predominantly laid to lawn and are enhanced by a variety of mature specimen trees, colourful flowerbeds and established shrubbery, creating an attractive and picturesque setting.



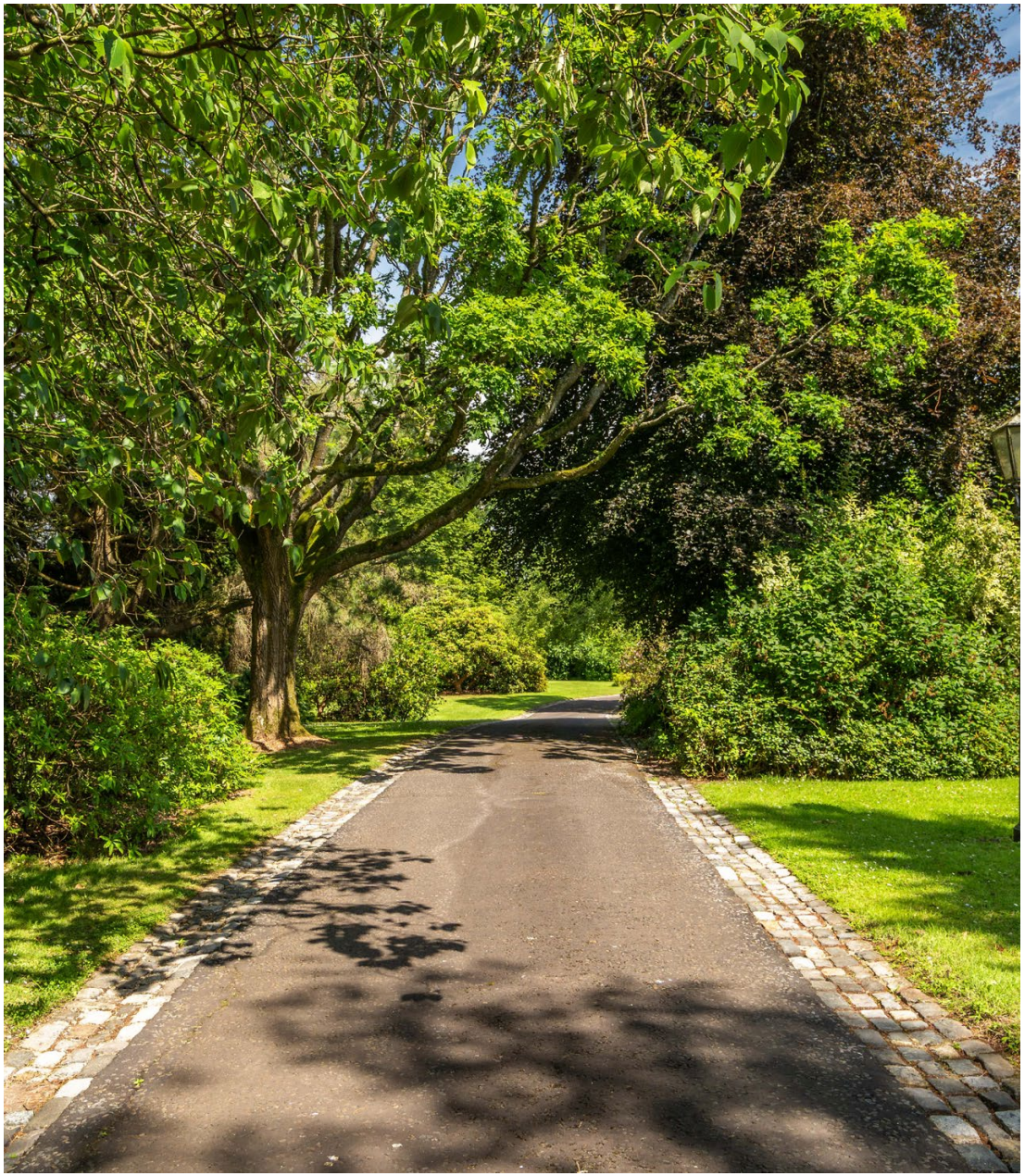






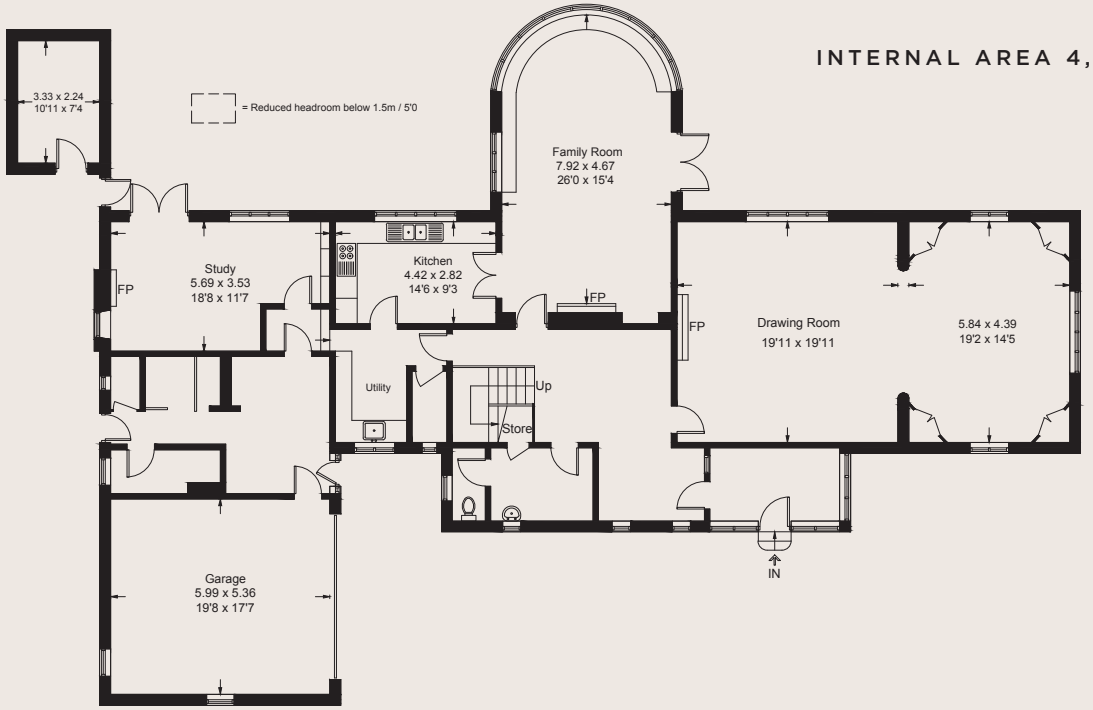




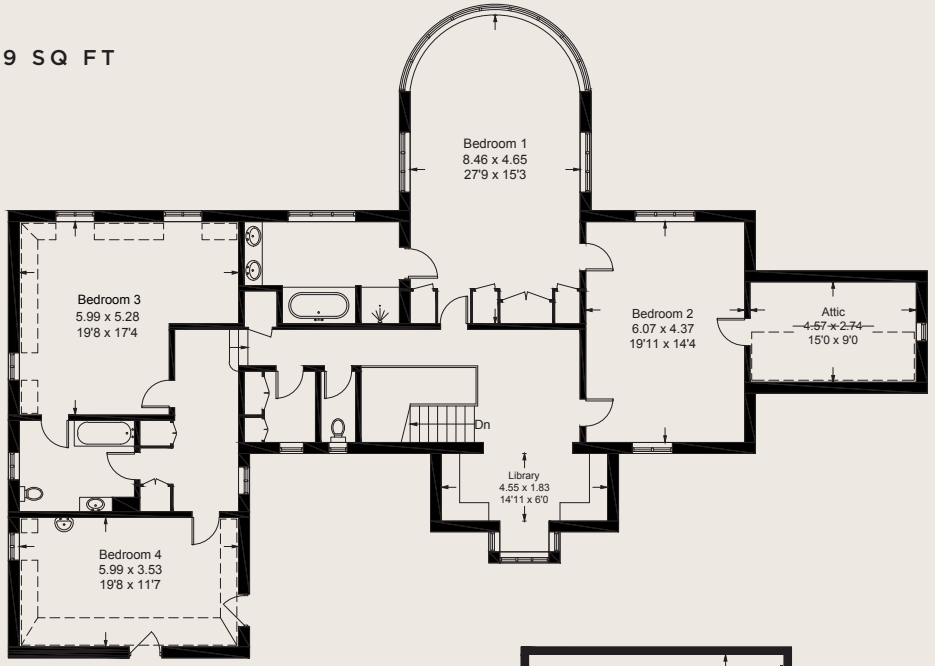


52 Drumbeg Road

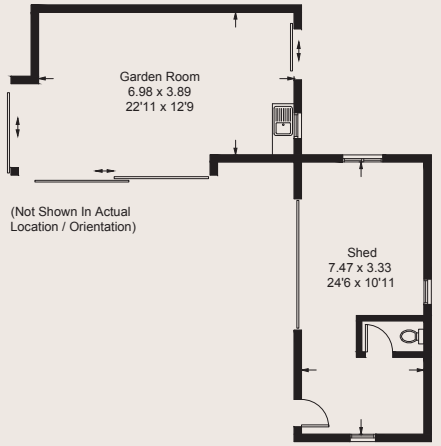
INTERNAL AREA 4,839 SQ FT



Ground Floor



First Floor



LOT 3


Lot 4
ABOUT 1.7 ACRES

Lot 4 – 36, 40 & 42 Drumbeg Road (About 1.7 acres)

36 DRUMBEG ROAD

This is a gate lodge (unoccupied for about sixty years) which offers scope for refurbishment, subject to planning permission.

40 & 42 DRUMBEG ROAD

Constructed of red brick in the late 1940s, 40 and 42 Drumbeg Road comprise a pair of traditional semi-detached houses originally constructed as farm workers' residences and forming part of the wider Ballyowan estate.

40 Drumbeg Road remained occupied until approximately 2023, while 42 Drumbeg Road was occupied until approximately 10 years ago. Both properties now offer the potential for refurbishment and modernisation.

40 Drumbeg Road provides well-proportioned accommodation comprising a kitchen/dining room, living room, WC, three bedrooms and a family bathroom. 42 Drumbeg Road offers similar accommodation, comprising a kitchen, living room, bathroom and two bedrooms.

GARDENS & GROUNDS

Adjacent to the properties is a paddock extending to about 1.5 acres, providing additional grazing land suitable for equestrian or livestock use.







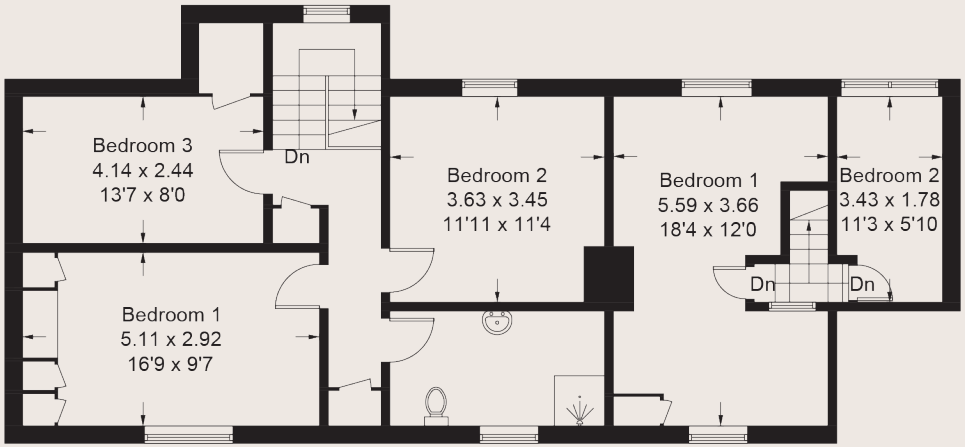



BALLYOWAN
FARM
40 – 44

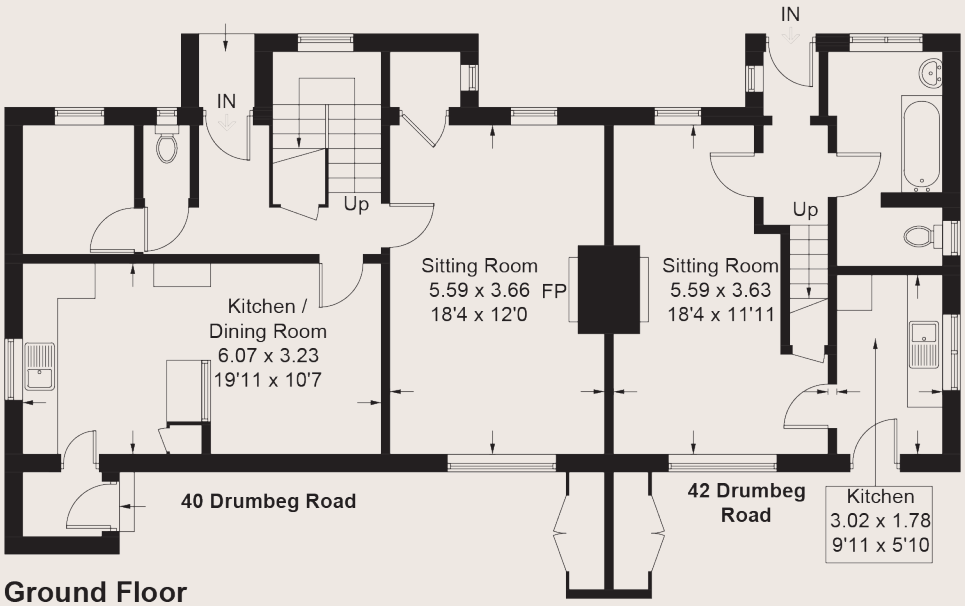
40 & 42 Drumbeg Road

40 DRUMBEG ROAD - 1,250 SQ FT
42 DRUMBEG ROAD - 675 SQ FT

TOTAL - 1,925 SQ FT



First Floor 40 Drumbeg Road 42 Drumbeg Road



Ground Floor

LOT 4


Lot 5
ABOUT 22.2 ACRES



Lot 5 – Northern land at Ballyowan (About 22.2 acres)

Positioned to the east of Lot 2 and adjoining Lots 1, 2 and 3, Lot 5 comprises an excellent block of productive pasture capable of producing strong grass swards and well suited for grazing.

The land is presented in a single, easily managed parcel and is enclosed by mature hedgerows, stock-proof fencing and natural woodland boundaries, providing excellent shelter and creating a favourable environment for livestock.

A particularly attractive feature of the lot is its frontage onto the River Lagan, which forms a natural boundary and enhances the amenity appeal of the property. Much of the topography is gently undulating with a low point of 13 metres / 42 feet above sea level along the northern boundary and a high point of 31 metres / 101 feet above sea level on the southern boundary.

The land can be classified as follows:

Land Type	Acres
Pasture	18.0
Woodland	4.2
Total	**22.2**



Lot 6

ABOUT 43.2 ACRES

Lot 6 – Eastern land at Ballyowan (About 43.2 acres)

Situated to the east of the estate and accessed off the Ballylesson Road, Lot 6 includes about 42 acres of excellent arable land. The holding is divided into two parcels extending to about 5 acres and 38 acres respectively, both of which are capable of supporting a wide range of tillage and grassland enterprises.

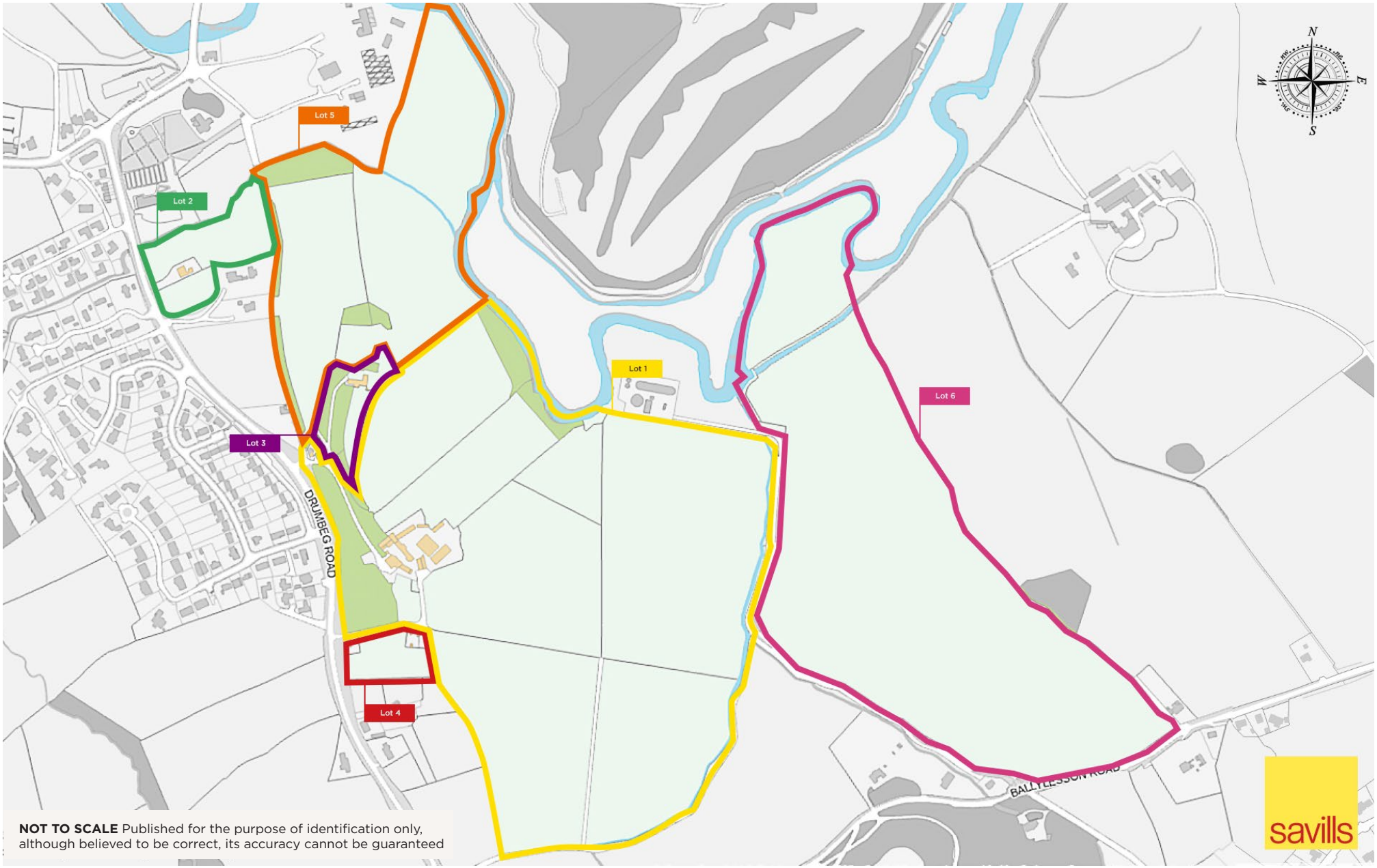
The land is of a highly productive nature, benefitting from good soil structure and working depth, making it suitable for a variety of arable crops as well as the production of high-quality silage. The fields are well configured and easily managed, allowing for easy operation of modern agricultural machinery. The northern field is bounded by the River Lagan, creating an attractive natural boundary and enhancing both the amenity and environmental appeal of the land.

The topography is gently undulating with a low point of 10 metres / 38 feet above sea level along the northern boundary and a high point of 30 metres / 98 feet above sea level on the southern boundary.

The land can be classified as follows:

Land Type	Acres
Arable	42.0
Woodland	1.2
Total	**43.2**




Lot 5
Lot 2
Lot 1
Lot 6
Lot 3
Lot 4
DRUMBEG ROAD
BALLYLESSON ROAD
N
E
S
W
savills
NOT TO SCALE Published for the purpose of identification only, although believed to be correct, its accuracy cannot be guaranteed

General Remarks

DATA ROOM

Further detailed information will be available online via a protected data room to those who have viewed.

VIEWING

Strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, especially around the farmyard.

DIRECTIONS

The address is Ballyowan House & Farm, 52 Drumbeg Road, Dunmurry, Co Down, BT17 9LE.

WHAT3WORDS

Main entrance: ///added.bill.foil

RESIDENTIAL SCHEDULE

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

OFCH – Oil-Fired Central Heating

52 Drumbeg Road has a 20 kVA diesel standby generator with automatic changeover.

MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned, are included in the sale.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

ENTRY & POSSESSION

Entry is by agreement with vacant possession subject to the current lease agreements.

FARM SUSTAINABILITY PAYMENT

For the avoidance of doubt, there is no Farm Sustainability Payment or Entitlements included in the sale.

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchasers in addition to the contract price.

SOLICITORS

Carson McDowell Solicitors
Murray House, Murray Street, Belfast, BT1 6DN

Contact: Dawson McConkey
Tel: +44 (0)28 9024 4951
Email: Dawson.McConkey@carson-mcdowell.com

AML REQUIREMENTS

As part of our obligations under Anti-Money Laundering Regulations, all purchasers will be required to provide valid photographic identification and current proof of residential address. Verification of these documents will be required prior to the progression of any agreed sale.

Property	Water	Drainage	Heating	EPC	Rates
Ballyowan House, 46 Drumbeg Road	Mains	Private	-	G	£3,810
44 Drumbeg Road	Mains	Private	OFCH	E	£1,619
68 Drumbeg Road	Mains	Mains	OFCH	D	£2,334
52 Drumbeg Road	Mains	Private	OFCH	E	£3,810
50 Drumbeg Road	-	Private	-	G	-
40 & 42 Drumbeg Road	Mains	Private	OFCH	E	£1,191
36 Drumbeg Road	-	Private	-	G	-

OFFERS

Offers may be submitted to the selling agents, Savills.

CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the 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.

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 will be held to have satisfied themself as to the nature of all such rights and others.

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.

If the estate is sold in lots, appropriate rights of access, services, burdens and wayleaves will be granted and reserved as appropriate.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied themself 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.

GENERALLY

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

REFERENCE

Brochure prepared and photographs taken in summer 2026.



Savills Belfast

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

+44 (0) 28 9027 0000

savills.ie

Savills Dublin

33 Molesworth Street
Dublin 2, D02 CP04

PSRA Licence 002223

+353 (0) 1 618 1300

savills.ie

NEAL MORRISON
Director

+44 (0) 28 9026 7824
+44 (0) 77 4039 3733
neal.morrison@savills.ie

ALEX PELAN
Senior Surveyor

+44 (0) 28 9026 7829
+44 (0) 74 8408 6469
alex.pelan@savills.ie

JAMES BUTLER
Director

+353 (0) 1 663 4357
+353 (0) 83 878 1546
james.butler@savills.ie

JOSH PIM
Associate Director

+353 (0) 1 663 4305
+353 (0) 86 040 4008
josh.pim@savills.ie

Important Notice: Savills, its clients, and any joint agents 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, verbally or in writing, either on their own behalf or on behalf of their client 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. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at https://www.savills.ie/footer/privacy-policy.aspx

savills