A WELL-MAINTAINED, PRODUCTIVE LIVESTOCK FARM

14 HEATHER ROAD, UPPER CREEVAGH, CO DERRY/LONDONDERRY, BT48 9XD





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- ◆ House (2 reception rooms, 4 bedrooms)
- Modern and traditional farm buildings
- 39 acres arable/ploughable pasture, 2 acres permanent pasture, 8 acres woods
- Entitlements to the Basic Payment Scheme
- Excellent views

About 51 acres in total (21 hectares)

For sale as a whole

Derry/Londonderry 4 miles, City of Derry Airport 11 miles (all distances approximate)

Description

The farm at 14 Heather Road is a compact livestock rearing unit extending to about 51 acres in total. Situated at the core of the farm is a recently renovated, detached house with a commanding position overlooking the historic city of Derry/Londonderry and beyond to Lough Foyle and Binevenagh Mountain. There is a range of modern farm buildings providing winter accommodation for livestock and machinery storage. Traditional outbuildings provide further storage.

The ring-fenced block of farmland comprises 39 acres of arable/ploughable pasture, 2 acres permanent pasture and 8 acres woods.

The farm has been under the ownership of the vendors' family for about 60 years. In addition to carrying out a full renovation programme and extension to the farmhouse in 2006, modern farm buildings have been constructed during the vendors' ownership.

The present farming system at 14 Heather Road includes an in-hand pedigree beef rearing enterprise, being home to the renowned Hollywell pedigree Charolais herd. The present owners previously grew arable crops on the farm, including cereals and potatoes.

Situation

The farm has an accessible situation about 4 miles to the south west of the city centre of Derry/Londonderry, the inaugural UK City of Culture in 2013. As the second largest city in Northern Ireland, it provides a full range of services, amenities, education and cultural activities. The city has a railway station which provides regular services to Belfast and Dublin.







City of Derry Airport is situated about 11 miles to the north east of the farm.

The farm overlooks the coastline and benefits from a mild, temperate climate. The landscape in the county is diverse, ranging from its beautiful sandy coastline on the north to the Sperrin Mountains on the south.

The area has a reputation for productive, high quality farmland and has a well-developed agricultural infrastructure including a number of grain and agricultural machinery merchants. There is a livestock market and an abattoir nearby.

The farm is available for sale as a whole.

House

The house at 14 Heather Road is an attractive modern detached home which has been fully renovated and extended. The work included re-wiring and re-plumbing, fitting double glazing and redecoration throughout. Extending to about 1,790 sq ft in total, the accommodation faces south and east and is over two storeys. It occupies a commanding, elevated position with a harled exterior beneath a pitched slate roof and a feature exposed stone porch. The principal reception rooms and bedrooms are well-positioned for the excellent views.

A tarmacadam driveway leads from the public road to the house, where there is parking to the rear.

The house is served by mains water and electricity supplies and has private drainage. It has a Stanley range cooker which heats the radiators and water. There is a broadband connection and double glazing.



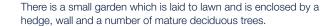












The accommodation has been designed to benefit from ample natural light and the excellent views of the city and Binevenagh Mountain. Features of the internal accommodation include a half-door at the front leading to the hall, oak wood throughout and a solid-fuel stove.

Farm Buildings

Attached to the rear of the house is a garage/tool shed and stable with loft above, both of which are constructed of stone beneath corrugated roofs.

There is a further range of traditional outbuildings opposite, including a dog kennel, stable, store and two cattle pens. Outdoor livestock handling pens are adjacent.

The modern farm buildings lie to the rear of the house and comprise:

- Cattle Court: In 3 bays of steel construction beneath a corrugated roof with corrugated cladding, block walls, concrete floor and open fronted. Includes two cattle pens and opens to a lean-to with a feed passage and three pens.
- General Purpose Shed: In 4 bays of steel frame construction beneath a corrugated roof with corrugated cladding, block walls and a concrete floor. The shed is presently used for general purpose storage but was formerly a potato store.
- Slatted shed: In 5 bays of steel frame construction beneath a corrugated roof with corrugated cladding, block walls and a part concrete, part slatted base. There are four slatted pens with mats and feed barriers with the end bay having a concrete base and used as a calf creep. There is a feed passage.

The concrete and hardcore aprons are a feature of the farmyard. There is an area to the rear of the farm buildings which is used for storing silage bales. A midden adjoins it.

Farmland

The farmland extends to about 51 acres and lies within a ring fence in a single block. It can be analysed as follows:

Land Type	Acres
Arable/Ploughable Pasture	39
Permanent Pasture	2
Woods	8
Roads, Yards, Buildings, Miscellaneous	2
Total	51

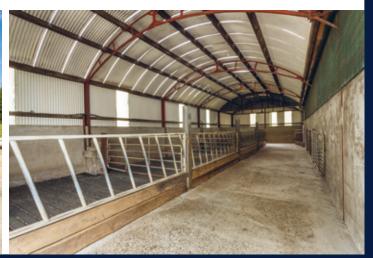
The gently undulating land has mainly a south-easterly elevation. The house and buildings are conveniently located in the centre of the farm and there is a useful internal road passing through the farm, giving good access to the fields. The land is divided into a number of enclosures by stock proof fences and good hedges. They are of a good size and shape for modern agriculture and all have a mains water supply with drinking troughs.

The free-draining land is presently all in grass but has previously grown cereals and potatoes. One field is reseeded annually and there are regular applications of lime.

The woods on the farm extend to about 8 acres and were planted in 2001. They comprise a variety of deciduous and evergreen species, including Spruce, Larch and Oak.







General Remarks

Viewing

Strictly by appointment with the selling agents: Savills Belfast – Tel: +44 (0)28 9026 7820 Savills Country – Tel: +353 (0)1 663 4350.

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, especially around the farmyard.

Directions

From the Craigavon Bridge in Derry/Londonderry take the A40 Letterkenny Road and after about 1 mile turn right onto the Braehead Road. After about ½ a mile turn right onto Creevagh Road and proceed for about 1 mile before turning right onto Heather Road. The entrance to 14 Heather Road is the first on the left.

The postcode for the property is BT48 9XD.

Basic Payment Scheme

The Entitlements to the Basic Payment Scheme are owned and are included in the sale. The subsidy from the Basic Payment in relation to the 2018 farming year will be retained by the seller.

Mineral Rights

The mineral rights are included in the sale insofar as they are owned.

Entry & Possession

Entry is by agreement.

Energy Performance Certificate

Band E

Excluded Property

A 3-bedroom bungalow is owned by the vendors' family and is situated on the south-western boundary of the farm. It is excluded from the sale but may be available in addition to the purchaser of the farm. Further details are available from the selling agents.

Offers

Offers may be submitted to the selling agents, Savills, 20 Dawson Street, Dublin 2. Email: country@savills.ie.

Best Offers Date

A 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.

Solicitors

A D McClay & Company 1 Limavady Road Waterside Londonderry/Derry BT47 6JU Tel: +44 (0)28 7134 5666 Email: DC@admcclay.com

Stipulations

Wayleaves and Rights of Access

The farm 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.

14 Heather Road has a right of vehicular access over the private farm road which leads from Heather Road to the boundary of the farm.

There is a right of vehicular access in favour of the owner of the telecommunications mast which lies within the boundaries of the farm but is owned by a third party.

The vendor receives an annual wayleave payment for electricity and telephone poles.

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 solicitor, and 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.

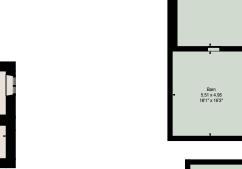


FLOORPLANS

Gross Internal Area (approx) 296.17 sq.m (3188 sq.ft) (Including Garage & Stable) Outbuildings: 723.41 sq.m (7787 sq.ft)

For Identification Only. Not To Scale. © SquareFoot 2018.





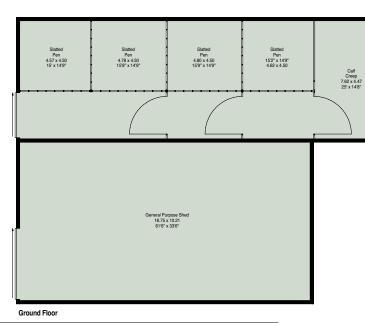
Garage 10.95 x 5.44 35"11" x 17"10" Stable 3.94 x 3.91 12"11" x 12"10"

Dog Kennel 3.02 x 2.44 9'11" x 8'

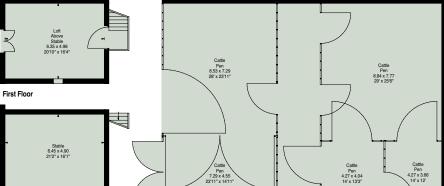
Ground Floor

Store 3.94 x 2.49 12"11" x 8"2"

Barn 10.01 x 4.57 32'10" x 15'







Savills Belfast

Lesley Studios, 32-36 May Street Belfast, BT1 4NZ belfast@savills.ie +44 (0) 28 9026 7820

Ground Floor

Savills Country

20 Dawson Street, Dublin 2 DO2 NY91 country@savills.ie +353 (0) 1 663 4350

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Ground Floor

