

A WELL-MAINTAINED, PRODUCTIVE LIVESTOCK FARM

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



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A WELL-MAINTAINED, PRODUCTIVE LIVESTOCK FARM

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CO DERRY/LONDONDERRY, BT48 9XD

- ◆ 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.





There is a small garden which is laid to lawn and is enclosed by a hedge, wall and a number of mature deciduous trees.

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.

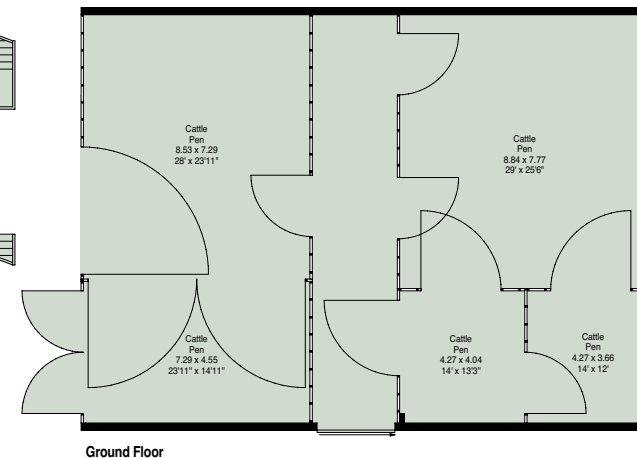
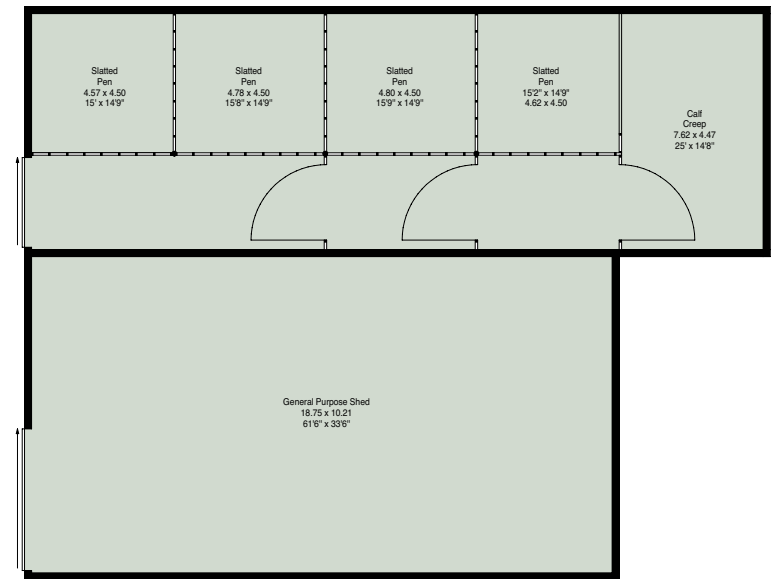
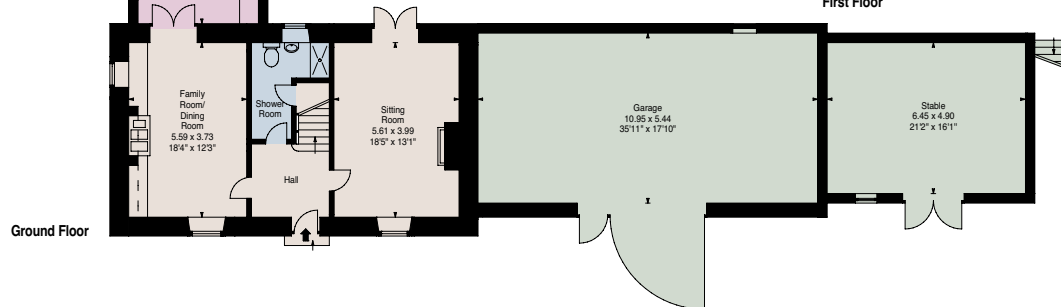
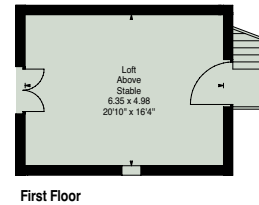
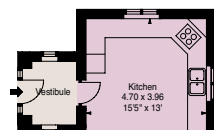
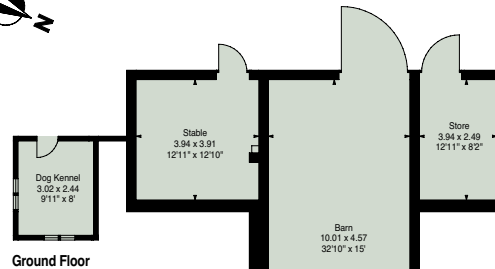




FLOORPLANS

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

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