

**FOR SALE**



**CREEVENMORE FARM | OMAGH | CO. TYRONE**

**Circa 148 acres / 59.89 hectare Farm**

**Substantial Fully Equipped Dairy Farm with Dwellings (Available as 1 or upto 6 lots)**



## Farm Summary

- ✓ Well-presented pasture farm
- ✓ Circa 148 acres / 59.89 hectares
- ✓ Held in 6 defined blocks
- ✓ Central service laneways
- ✓ Exceptional farmhouse
- ✓ Additional chalet bungalow
- ✓ Range of modern livestock buildings
- ✓ Fulwood 10:20 milking parlour
- ✓ 82 cubicle stalls

### Distances:

- Omagh – 3 miles
- Enniskillen – 23 miles

*(All distances and measurements are approximate from the main farm)*

### The Property

The farm is located on the periphery of Omagh some 3 miles from the town and benefiting from magnificent views over the surrounding countryside. Local amenities are easily accessible, with onward travel conveniently located close to the subject.

*The sale represents an opportunity to acquire a well-established and highly productive farm. The farm is offered for sale as one lot or attractive lots to suit.*

<b>Lot 1:</b>	Crucknamona Farm	37.5 ac
<b>Lot 2:</b>	Lands & Sheds at Drudgeon Road (i)	16 ac
<b>Lot 3:</b>	Lands at Drudgeon Road (ii)	34 ac
<b>Lot 4:</b>	Lands at Loughmuck Road	19ac
<b>Lot 5:</b>	Lands at Laurel Road	26.5ac
<b>Lot 6:</b>	Lands at Cavan Road	15ac



## The Farm

Crucknamona Farm presently carries an autumn and spring-calving herd of around 100 dairy cows, plus followers, with milking taking place twice daily and replacement heifers reared on-farm. Typically, three cuts of silage are taken annually from the rotational grass. The farm is offered for sale as a whole or in up to six lots as noted.

The Farmhouse is a modern architecturally designed property built in 1997 which benefits from 4 bedrooms, 3 reception rooms with dual fuel central heating and many attractive features.

The Farm is presently the base of a highly productive dairy unit housing a 90 head dairy herd in addition to young stock and followers.

Approximately 200 animals are typically housed throughout the entire the holding. The farm benefits from a range of predominantly modern steel portal framed farm buildings covering almost 20,000 square feet (1860 square metres) in total. Included in these are the milking parlour, dairy unit with 100 cubicles, mattresses, further livestock housing and general-purpose buildings.

Underground slurry storage facilities extend to over 285,000 gallons, 2 silage clamps and both borehole & mains water supply servicing the farmyard and dwelling. The farm at Drudgeon Road (Lot2) provides additional slurry storage and silage clamp.

The land is divided into large practical field sizes and held in a various self-contained units in close proximity to the home farm. Fields are of a relative rolling topography with stockproof fencing and mature hedgerows.



# LOT 1 – Crucknamona Road

Circa 37.5ac with dwelling, bungalow & farmyard





- ✓ Dairy complex – A combination of interconnecting sheds containing the dairy, 82 cantilever cubicles with mattresses, calf pens, handling facilities and ancillary buildings. They are of steel frame construction beneath corrugated roofs with adequate ventilation provided, block walls/concrete, central feed passages and slatted bases with tanks beneath.
- ✓ Dairy – 10:20 Fullwood swing over milking parlour.
- ✓ Bulk tank store with 5000 litre bulk tank and coolers.
- ✓ Meal Bins (2no)
- ✓ General purpose shed / Machinery & Dry Store
- ✓ Silage pits –2 open clamps
- ✓ The lands are contained in a compact parcel around the homestead and divided into large practical fields.





The Farmhouse is a fine detached home which was completed in 1997 and includes accommodation over two floors with substantial and bright living space on the ground floor and 4 bedrooms on the first floor which is accessed via a fitted central feature staircase.

The house occupies a prominent position with far-reaching views over open, rolling countryside and accessed by a meandering tarmac driveway through stone entrance pillars and a feature stone bridge. The house lies in the heart of farm and enjoys a primary independent access of the main entrance laneway via a gravel driveway, with parking to the front and large tarmac area to the rear. Internal features of the house include cornicing, architraves, exposed brick, ceiling roses and bay windows. There is oil fired central heating and water heating from the Range cooker in the kitchen along with wood burning stoves.

A covered carport to the rear of the house connects with a boiler room, outside WC (provision for shower) while an impressive, insulated outbuilding provides a lofted games room. The area is enclosed and creates a fine courtyard and includes ample parking for cars. There is an enclosed garden which is predominantly laid to lawn edged by beds, hedging and trees. A private McMonagle stone patio terrace provides an attractive outdoor space to enjoy the sunshine.





## **ACCOMMODATION:**

**ENTRANCE HALL:**16'5" (LP) x 7'7" (WP) Pitched Pine floor

**LOUNGE:**21'8" x 14'11" Feature sandstone fireplace with multi fuel stove; double doors to dining room

**DINING ROOM:**22'9" x 10'11" Double French doors to paved terrace area and garden, wooden floor

**FAMILY ROOM:**13'3" x11'6" Multi fuel stove with feature brick surround, timber beams open to kitchen

**OPEN PLAN KITCHEN & DINING / LIVING AREA:**20'11' (LP) x 16'3'(WP) Luxury high- & low-level shaker style Pine fitted kitchen units with work surface, integrated dishwasher, Rayburn Range cooker with feature red brick mantle: larder fridge, tile floor.

**STUDY/OFFICE:** 10'6" x 6'7"

**WC:**5'11" x 3'10" White sanitary with sink unit, tile floor

**BOOT ROOM:** 5'11" x 4'7"

**UTILITY ROOM:**10'6" x 7'9" Fitted units, provision for appliances, stainless steel sink unit, tile floor

**REAR HALLWAY:**9'10" x 3'6"

**LANDING:** Feature staircase

**MASTER BEDROOM SUITE:**15'10"(LP) x 11'7" (WP)

**ENSUITE:**8' x 4'7" White suite with large shower unit

**DRESSING AREA:** 6' x 5'11" Shelved

**BEDROOM 2:**14'11" (LP) x 10'6" (WP)

**ENSUITE WC:**5" x 5'

**BEDROOM 3:**14'10" (LP) x 10'6" (WP)

**BEDROOM 4:**12'7" (LP) x 10'10" (WP)

**BATHROOM:**11'7" (LP) x 7'9" (WP) White suite with provision for free standing bathtub & separate shower, vanity unit, wall & floor tiles (current bathtub & cast radiator will be removed)

**CLOSET/HOTPRESS:** Fully Shelved

**ATTIC ROOM:** 35'6" x 13'6" Accessed via fitted staircase



## OUTSIDE:

Natural stone patio area

Mature gardens.

Tarmac driveway.

**WORKSHOP:** 60'x 40' Roller shutter door pedestrian doorway, ample power points with storage loft over

**CAR PORT:** 30' x 21'

**STORE:** 10'3" x 7'7"

**BOOT ROOM :**10'3" x 7'7" WC with shower provision.

\*Sweeping Tarmac Driveway with stone entrance pillars & gates.

\* Concrete yard area.

\* Landscaped gardens with trees and shrubs.

\* Natural stone patio.



## DEATCHED CHALET BUNGALOW ( No 12 Crucknamona Rd)

A self-contained 3-bedroom chalet bungalow is located immediately adjacent to the main residence and features 3 spacious bedrooms, 2 washrooms and a large open plan kitchen, living area. The property also features a covered entrance area, fitted stairlift & enjoys independent oil heating.

**ENTRANCE HALL:**

**KITCHEN/LIVING:** Fitted kitchen with Range Cooker, provision for appliances

**BEDROOM 1:**

**WETROOM:**

**LANDING (stairlift provided)**

**BEDROOM 2:**

**BEDROOM 3:**

**BATHROOM ROOM:** bath with separate shower



# LOT 2 – Drudgeon Road (i)

Circa 16ac with farmyard





Drudgeon Road comprises of a compact lot with significant frontage onto Drudgeon Road and Crucknamona Road. The lands extending to c.16 acres are all grass land in pasture and contained in 3 large fields. The holding includes a farmyard comprising of slatted cubicle shed (part tanked), covered silo & yard.





## LOT 3 – Drudgeon Road (ii)

Circa. 34ac



Lot 3 comprises of a single block of ploughable land extending to about 24 acres which is accessed off Drudgeon Rd via private stoned laneway. The lands are held in large fields with stock fencing and hedgerows. The remaining 10 acres consists of natural species plantation. Lot 3 is immediately adjacent to Lot 2.

# LOT 4 – Lands at Loughmuck Road

Circa. 19 ac

Lot 4 is a productive block of land with extensive frontage onto Loughmuck Road and Blacksessiagh Road. In two divisions, it includes 19 acres of ploughable land held in 3 large fields.



Lot 4



Lot 4



Lot 5

# LOT 5 – Lands at Laurel Road

Circa. 26.5 ac

Lot 5 comprises of gently undulating grassland extending to circa 19.5 acres in pasture within a block. The remainder is plantation. An internal road passes through the land providing established access onto same.



Lot 5

# LOT 6 – Lands at Cavan Road

Circa. 15 ac



## Services

The property is supplied with mains water & electricity with additional borehole water supply. If the farm is sold in lots – negotiation by agreement may be required regarding some water connections.

## Basic Payment Scheme

Entitlements are not included in the sale. The claim for the current year shall be retained by the vendor. The purchaser shall indemnify the vendor against any non-compliance from the date of completion.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

## Tenure & Possession

The Farm is sold Freehold with vacant possession available on completion. The subject is working enterprise and a wind down period may be required by the vendor prior to completion.

This is an excellent single enclosure of fertile land with a gentle topography. It is accessed off Cavan Road via a shared laneway and includes livestock handling facilities. The lands extend to the river and comprise of c.12 acres of cutting & grazing lands in pasture with the remainder as planation / turbary.



## Viewings

Viewings are strictly by appointment through the selling agents. Given the hazards of a working farm, viewers should take extra precaution regarding their own personal safety when viewing the property.

## Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's representee, and the purchaser(s) shall be deemed to have satisfied themselves 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.

## Energy Performance Certificate

Band \*\*

## Asking Price

Price on application.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## Financial Guarantee

All offers 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.



## Further Information

*Please contact:*

The logo for Pollock, featuring the word "POLLOCK" in white, bold, uppercase letters on a black rectangular background. The letter "O" is stylized with two red curved shapes on either side, resembling a drop or a stylized 'P'.

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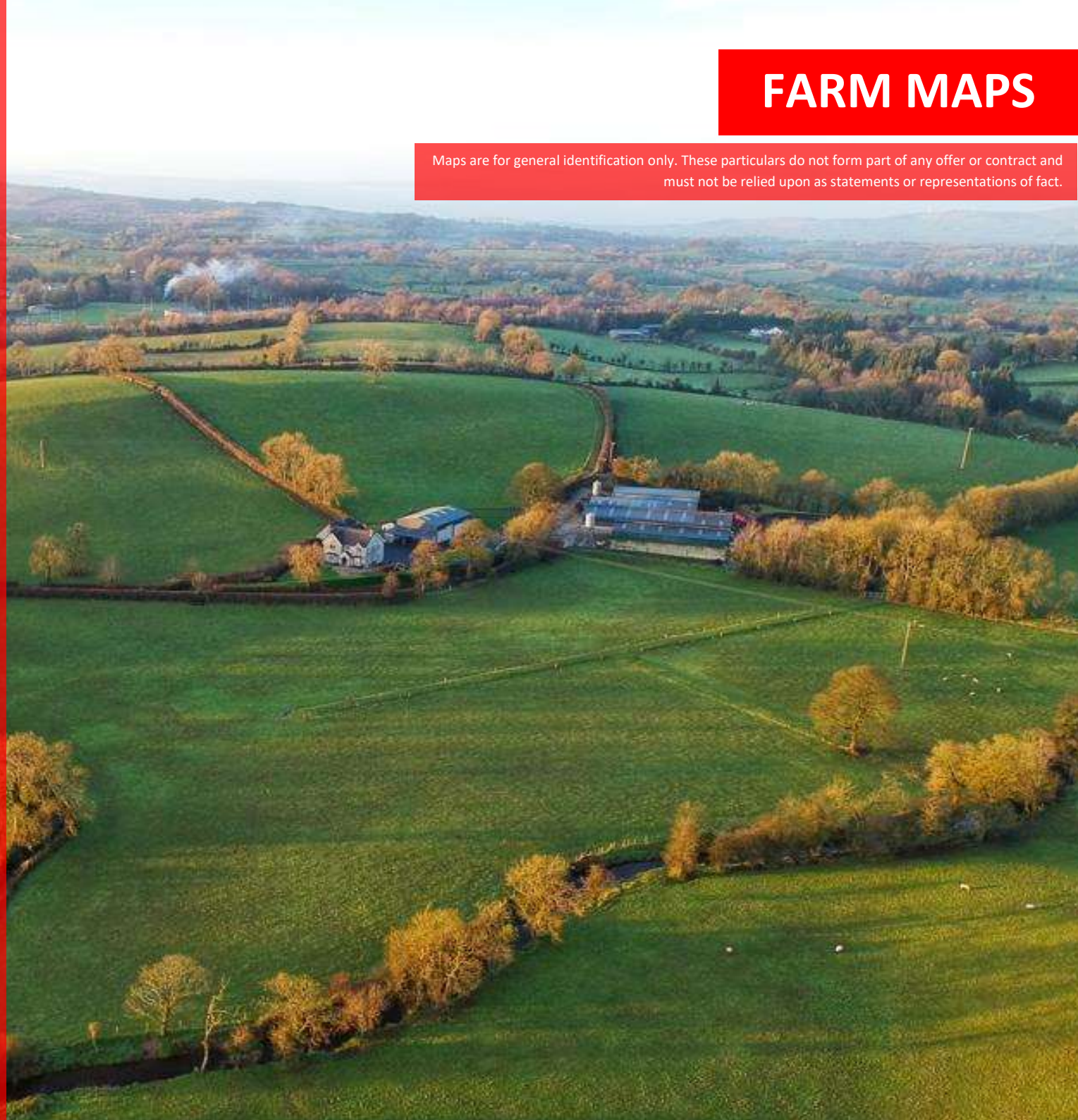
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# FARM MAPS

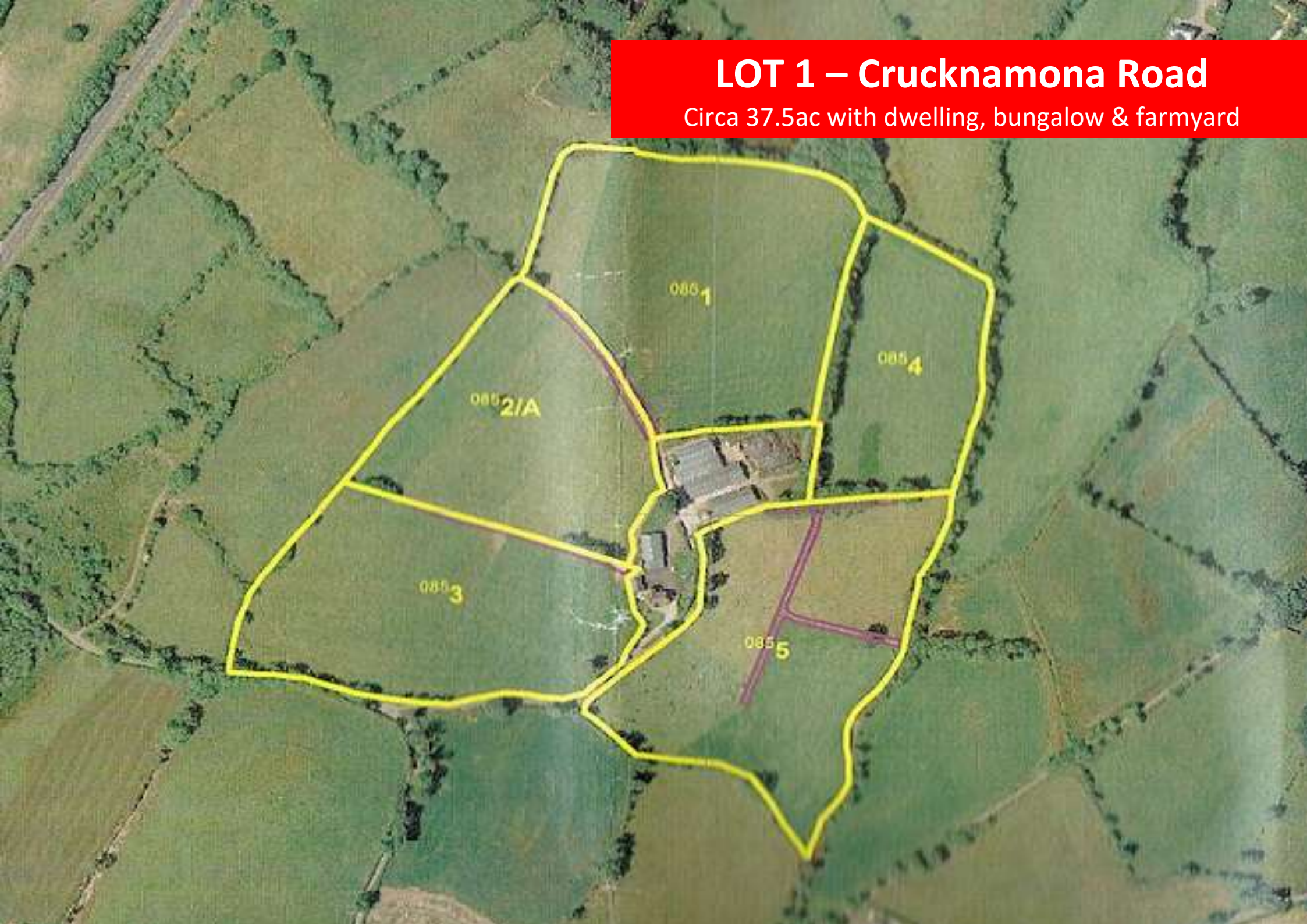
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# LOT 1 – Crucknamona Road

Circa 37.5ac with dwelling, bungalow & farmyard





**LOT 2 – Drudgeon Road (i)**

Circa 16ac with farmyard

**LOT 3 – Drudgeon Road (ii)**

Circa. 34ac

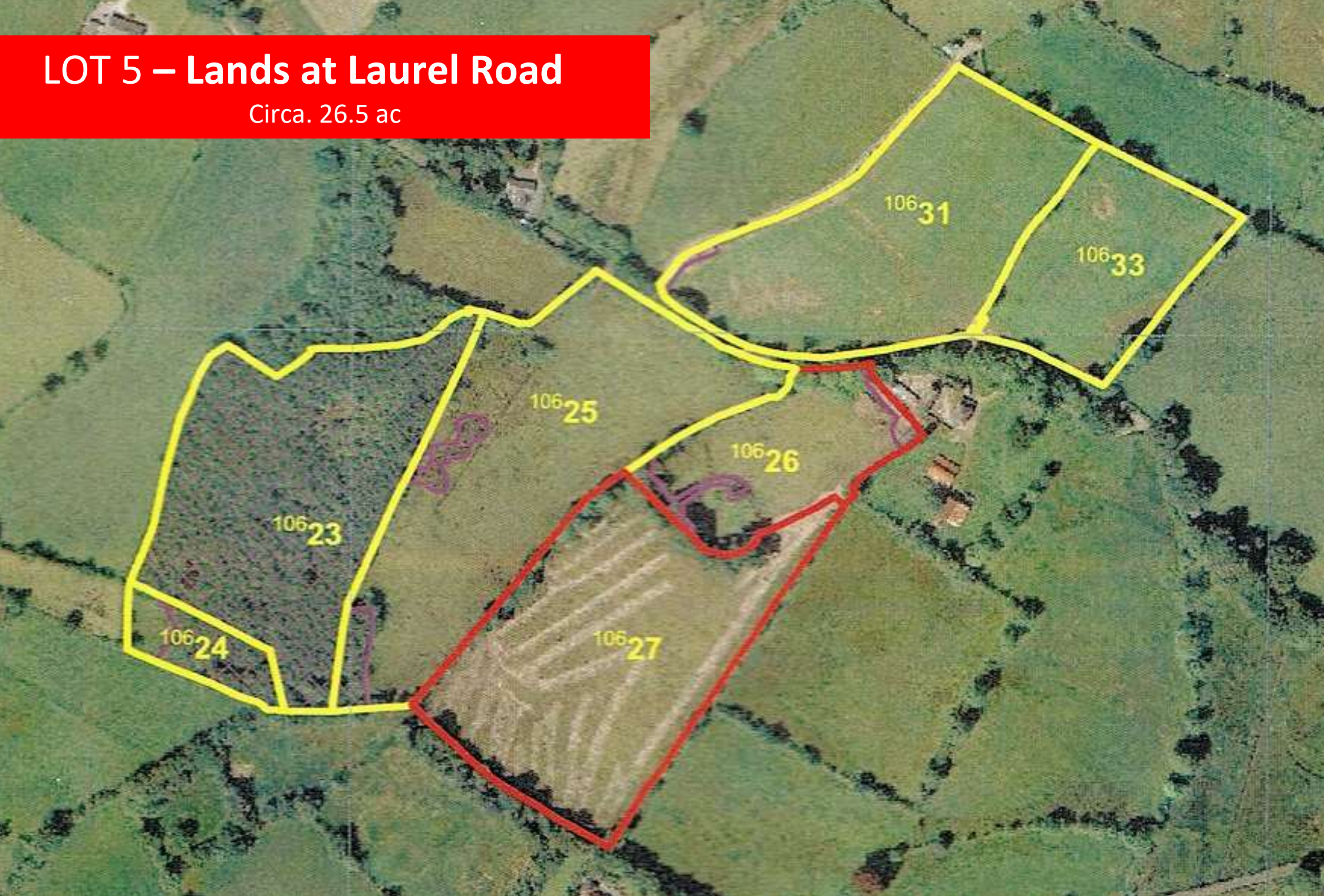
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Circa. 19 ac



# LOT 5 – Lands at Laurel Road

Circa. 26.5 ac



# LOT 6 – Lands at Cavan Road

Circa. 15 ac

