

# CAVANDARRAGH FARM

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Castleberg, Co. Tyrone



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# CAVANDARRAGH FARM

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Cavandarragh Road, Castlederg, Co. Tyrone, BT81 7NZ

Castlederg 5 miles, Newtownstewart 6 miles, Strabane 11 miles, Omagh 12 miles, Derry/Londonderry 25 miles, City of Derry Airport 33 miles,  
Belfast International Airport 67 miles, Belfast 80 miles

Unique opportunity to acquire a substantial, fully  
equipped and productive dairy farm

Attractive, Modern Farmhouse (4 Reception Rooms, 5 Bedrooms) with excellent views  
Outbuildings and Garden

Site for a Dwelling House / Derelict Single-Storey House

De Laval 40:40 Rapid-Exit Parlour

Extensive Farm Buildings including about 440 Cubicles and  
Winter accommodation for about 750 head of Cattle

Excellent Access Network

3 Biomass Boilers / Lapsed Planning Permission to construct an Anaerobic Digester

Entitlements To The Basic Payment Scheme

**About 261.53 acres (105.84 hectares) in total**

**For sale by Private Treaty as a whole or in up to 9 lots**

## Description

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Cavandarragh Farm is an outstanding dairy farm of about 262 acres in total, with extensive fixed equipment and productive land lying within a contiguous block. The farm includes a beautiful farmhouse of modern construction which is laid out in generous and elegant proportions and occupies an elevated position in the heart of the farm with far-reaching views. A site with planning permission and a derelict house provide opportunities to create additional residential accommodation.

The extensive farm buildings are a notable aspect of the farm and are principally laid out in two yards (Cavandarragh and Ratyn), with both benefitting from convenient access off the public roads. With winter accommodation for about 750 head of cattle and about 440 cubicles, the farm buildings include ample underground slurry storage and winter fodder storage. The yard at Cavandarragh Road includes the dairy complex with a 40:40, rapid-exit parlour and about 300 cubicles under a single roof, while the yard at Ratyn Road provides additional young stock accommodation and general-purpose storage.

The key feature of the farm is the land, which is all ploughable, is in excellent heart and has been well tended to by the current owners. The farm was a winner of the Northern Ireland Silage Growing competition for four years in succession and has grown potatoes, maize, fodder beet, winter wheat and spring barley. The dairy herd is typically turned out to grass at the beginning of March until mid-November. It lies within a contiguous block and can be easily accessed from a number of public roads and an extensive network of internal farm roads and cow tracks.

The fields are of a good workable size and layout, with the land gently rising from about 47 metres (154 feet) above sea level at the north of the farm and about 177 metres (580 feet) above sea level at the south of the farm. The current owners have made substantial investment and improvements to the land in recent years, in particular to the internal road network, fencing, drainage, water supply and reseeding.

Three biomass boilers have been installed at Cavandarragh Farm. Planning permission was granted in July 2014 (Ref: J/2011/0287/F) to construct an anaerobic digester with underground tanks, a 500kW combined heat and power plant and silage pits. The proposed project (to be situated at the Cavandarragh Road yard) was not developed and the permission has since lapsed.

The Entitlements to the Basic Payment Scheme are owned and are included in the sale.

Being offered for sale in up to nine lots presents an excellent opportunity for expanding farmers to add additional acres to an existing unit. Cavandarragh Farm also offers the extremely rare opportunity to acquire a fully equipped modern dairy farm in Northern Ireland which extends to over 260 acres and lies within a contiguous block.

### Farming System

Cavandarragh Farm has, until recently, carried an autumn and spring-calving herd of 340 dairy cows, plus followers, with milking taking place twice daily and replacement heifers reared on-farm. Typically, four cuts of silage are taken annually from the rotational grass.

The farm is offered for sale as a whole or in up to nine lots as follows:

Lot	Lot Name	Acreage
1	Cavandarragh Farm	94.35
2	Oakhill House & Paddock	3.89
3	House, Outbuildings & Paddock at Ratyn Road	2.54
4	Land and General Purpose Shed at Ratyn Road	19.53
5	Land at Ratyn Road West	34.24
6	Land at Drumclaph Road	46.81
7	Land at Magheralough Road	33.21
8	House site at Ballynalooan Road	0.69
9	Land at Ratyn Road East	26.27
<b>Whole</b>		<b>261.53</b>

### Situation

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Cavandarragh Farm is conveniently situated between the villages of Castlederg (5 miles) and Newtown Stewart (6 miles), which provide for everyday necessities.

Omagh, the county town of Tyrone lies just 12 miles to the southeast of Cavandarragh Farm and provides a full range of services, amenities, education, and cultural activities.

The cities of Derry/Londonderry and Belfast are 25 miles and 80 miles distant, respectively.

The area surrounding Cavandarragh Farm is renowned for its productive dairy and stock-rearing farms and as such, has a well-developed agricultural infrastructure including a good selection of merchants, milk processors, livestock markets and abattoirs.

The landscape in the county is diverse, ranging from fertile, level land to hill ground in the Sperrin Mountains.





## Farm Buildings

### Cavandarragh Yard

- **Dairy complex** – A combination of interconnecting sheds containing the dairy, about 300 cantilever cubicles with mattresses, calving pens, calf shed, handling facilities and ancillary buildings. They are of steel frame construction beneath corrugated roofs with super vent cladding, block walls, central feed passages and slatted bases with automatic scrapers and tanks beneath.
- **Dairy** – Refurbished De Laval 40:40 parlour, rapid-exit, auto ID, electric units, in parlour feed-to-yield and electric milk meters. Loft containing 2 standby electric boilers, 2 water stores with heat pumps and wash down pump.
- **Bulk Tank room** – With 12,000 litre Dari Kool bulk tank, plate cooler and ice builder.
- **Ancillary buildings** – Office, WC, kitchen, stores, diesel shed and feed store.
- **Boiler room and woodchip store** – 99kW Lindner Sommerauer boiler, used for heating the hot water for the parlour, and woodchip store with roller door.
- **Workshop** – In 3 bays of steel frame construction beneath a corrugated roof with corrugated cladding, concrete walls and concrete floor, up and over roller door. The workshop is also heated by the woodchip boiler.
- **Silage pits** – A pair of uncovered silage pits with concrete walls and concrete floors.
- **General purpose shed** – In 6 bays of steel portal frame construction beneath a corrugated roof with corrugated cladding, concrete walls and concrete floor. Up and over roller door. Includes two wood chip/meal stores and two biomass boilers.
- **Calf shed** – In 6 bays of steel frame construction beneath a corrugated roof with timber cladding on one side, concrete walls, central feed passage and slatted base with tank beneath.
- **Calf shed** – In 3 bays of steel frame construction beneath a corrugated roof with corrugated cladding and block walls.
- **Twin span cubicle sheds** – In 6 and 4 bays of steel frame construction beneath corrugated roofs with corrugated cladding, block walls and a slatted passage with tank beneath. It also contains an additional 70 cubicles used for dry cows with mattresses.
- **Various calf sheds and feed store** – Stone walls and corrugated roofs.



# Cavandarragh Yard

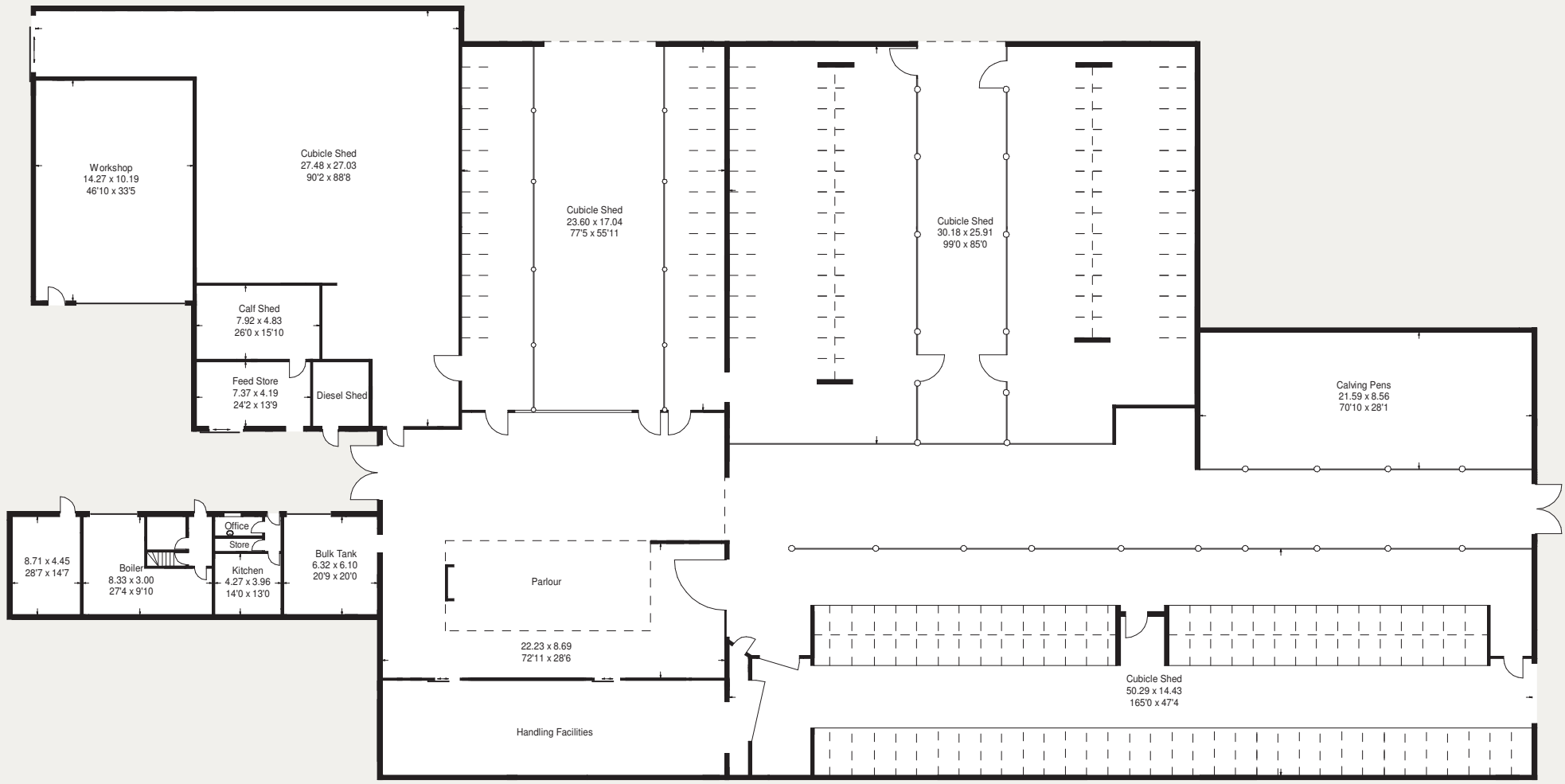
Gross internal area (approx)

5,473.5 sq.m (58,917 sq.ft)

For Identification Only. Not To Scale.







## Lot 1: Cavandarragh Farm (94.35 Acres)

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### Farm Services

The farm buildings benefit from a mains electricity supply and a private water supply (via a bore hole), backed up by a mains water supply. There is a standby diesel-powered generator.

### Farmland

Lot 1 extends to about 94.35 acres in total and lies in a contiguous block. A notable feature of the land is the excellent network of internal farm roads and cow tracks, providing convenient access for the dairy herd to all of the land.

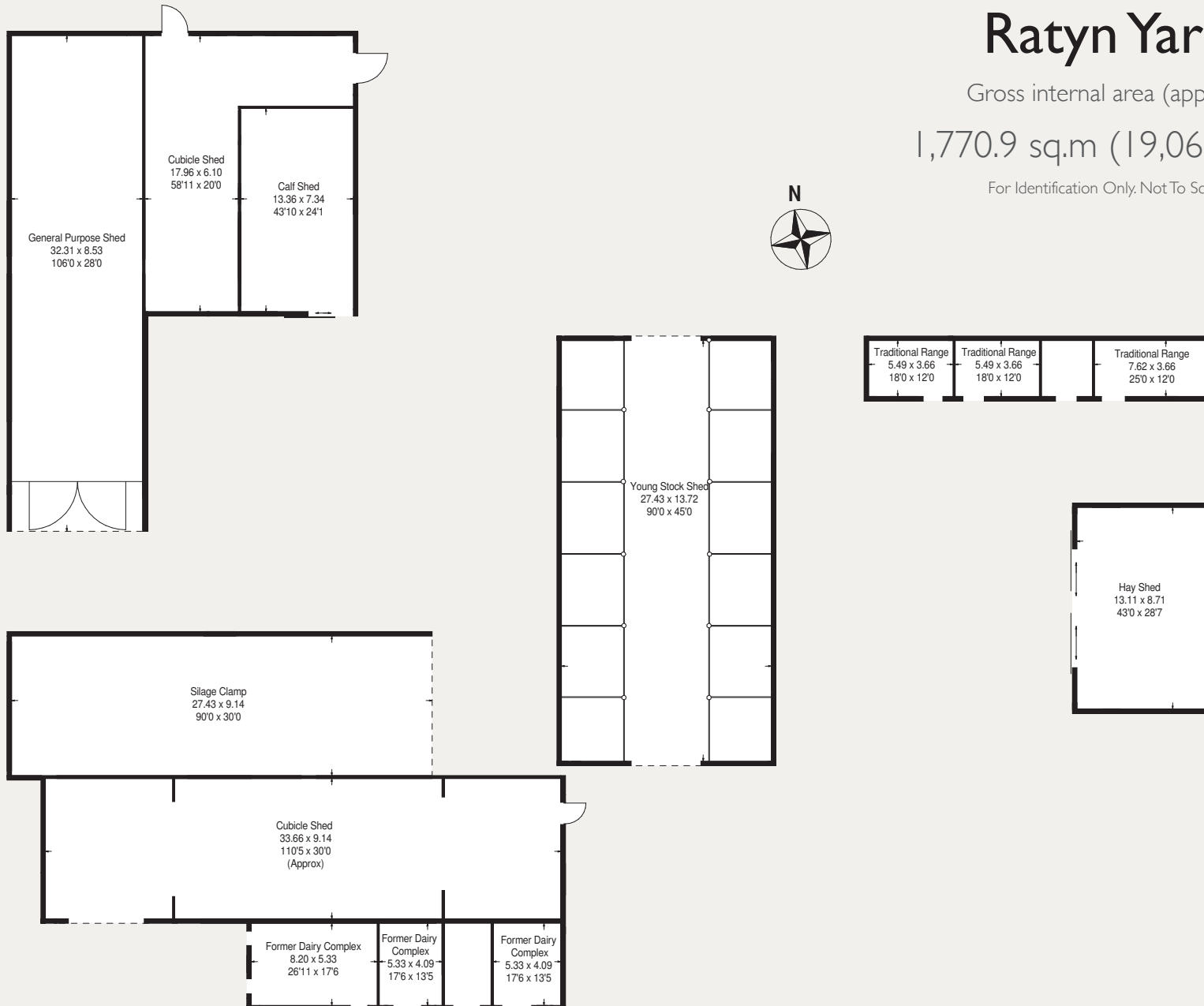


# Ratyn Yard

Gross internal area (approx)

1,770.9 sq.m (19,062 sq.ft)

For Identification Only. Not To Scale.





## Lot 2: Oakhill House & Paddock (3.89 Acres)

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Oakhill House is a fine detached home which was completed in 2003 and includes accommodation over two floors with substantial and bright living space on the ground floor and five bedrooms on the first floor which is accessed via a fitted central staircase. The house occupies a prominent position with far-reaching views over open, rolling countryside. Oakhill House lies in the heart of Cavandarragh Farm and benefits from an independent access via a bell-mouthed stone pillared entrance and a gravel driveway, with parking to the front and rear.

Internal features of the house include corncicing, architraves, exposed brick, ceiling roses and bay windows. There is underfloor heating on the ground floor, upstairs bathroom and en suites and two open fires. The store off bedroom 5 is plumbed for an en suite bathroom.

A covered area to the rear of the house connects with a boiler room, while an impressive outbuilding of stone and slate construction lies to the southwest of the house. Laid out in an L-shape, it creates a fine courtyard area for enjoying the evening sun and includes parking for cars, plus various stores.

There is an enclosed garden which is predominantly laid to lawn edged by beds, hedging and trees.

A paddock extending to about 2.57 acres bounds the south and west of the house and provides useful grazing. It has a separate access via Ratyn Road.



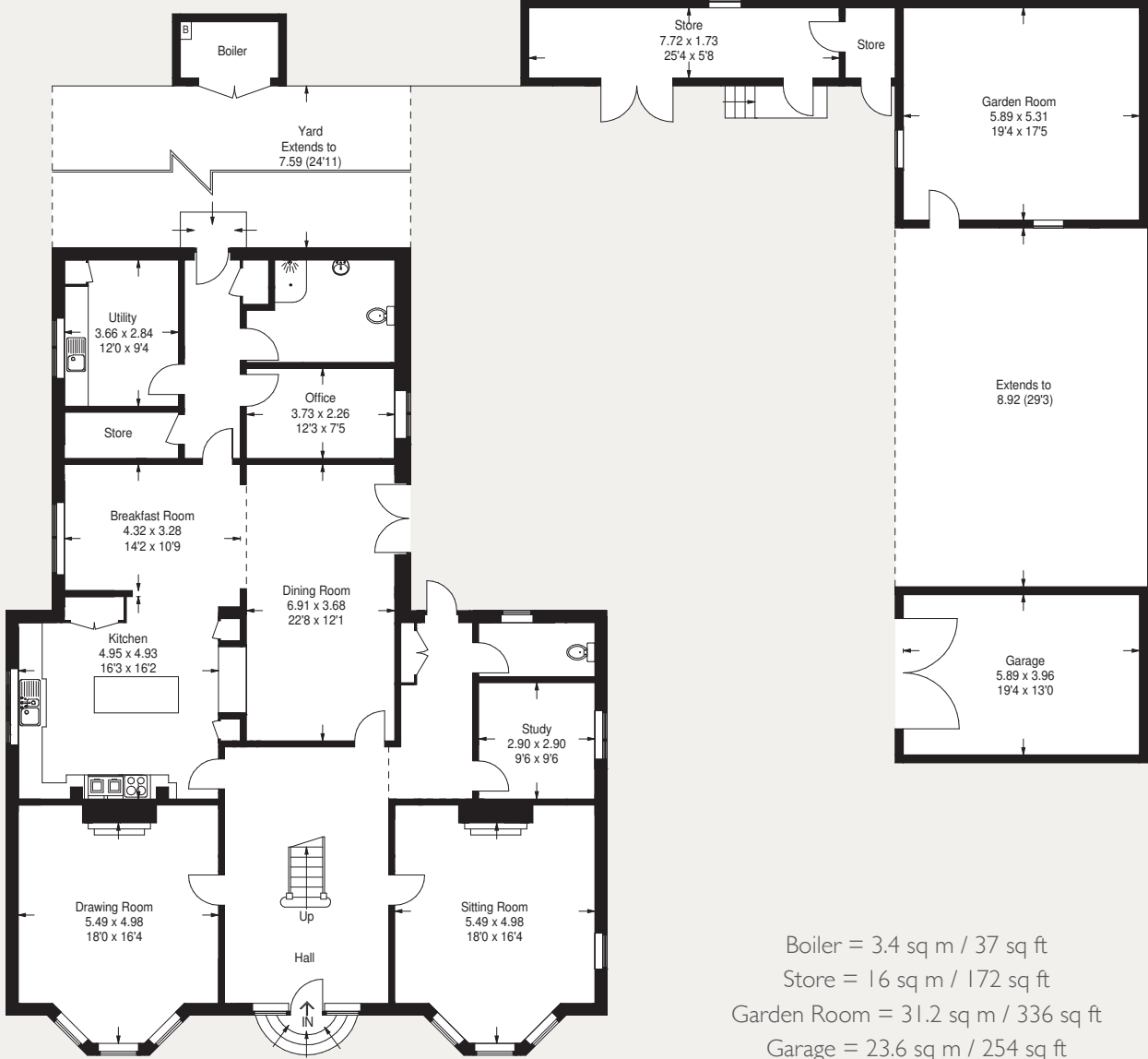


# Oakhill House

Gross internal area (approx)

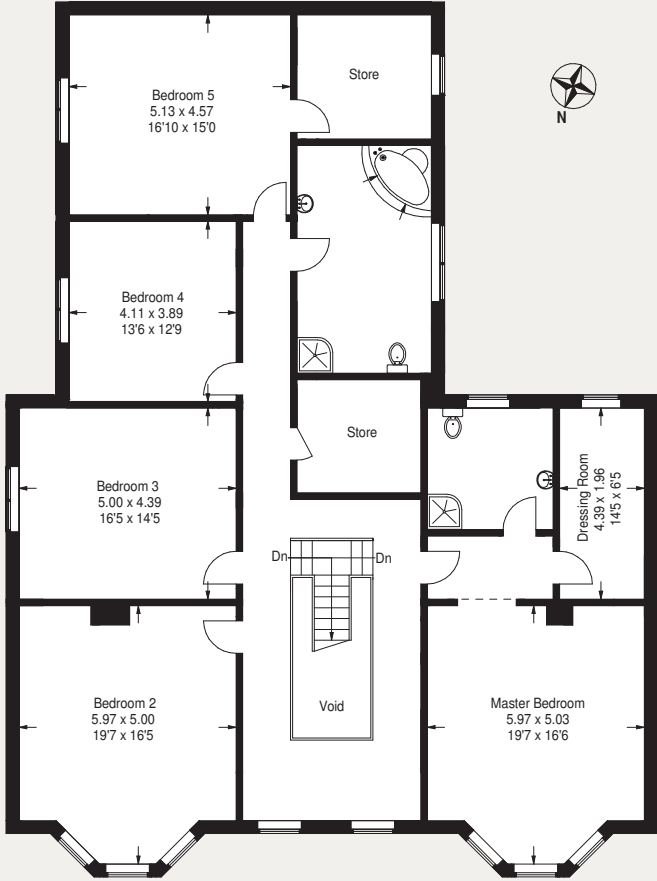
428 sq.m (4,607 sq.ft)

(excluding void)



Ground Floor

Boiler = 3.4 sq m / 37 sq ft  
 Store = 16 sq m / 172 sq ft  
 Garden Room = 31.2 sq m / 336 sq ft  
 Garage = 23.6 sq m / 254 sq ft  
 Total = 502.2 sq m / 5406 sq ft



First Floor





### Lot 3: House, Outbuildings & Paddock at Ratyn Road (2.54 Acres)

Extending to 2.54 acres in total, Lot 3 offers the potential to create a self-contained smallholding with a fine, elevated situation and expansive views. It includes a derelict house, garden, small range of outbuildings and a paddock.

With a westerly-facing position, the house is presently unroofed. The internal accommodation of the house formerly included three bedrooms, while the house is set within an enclosed garden.

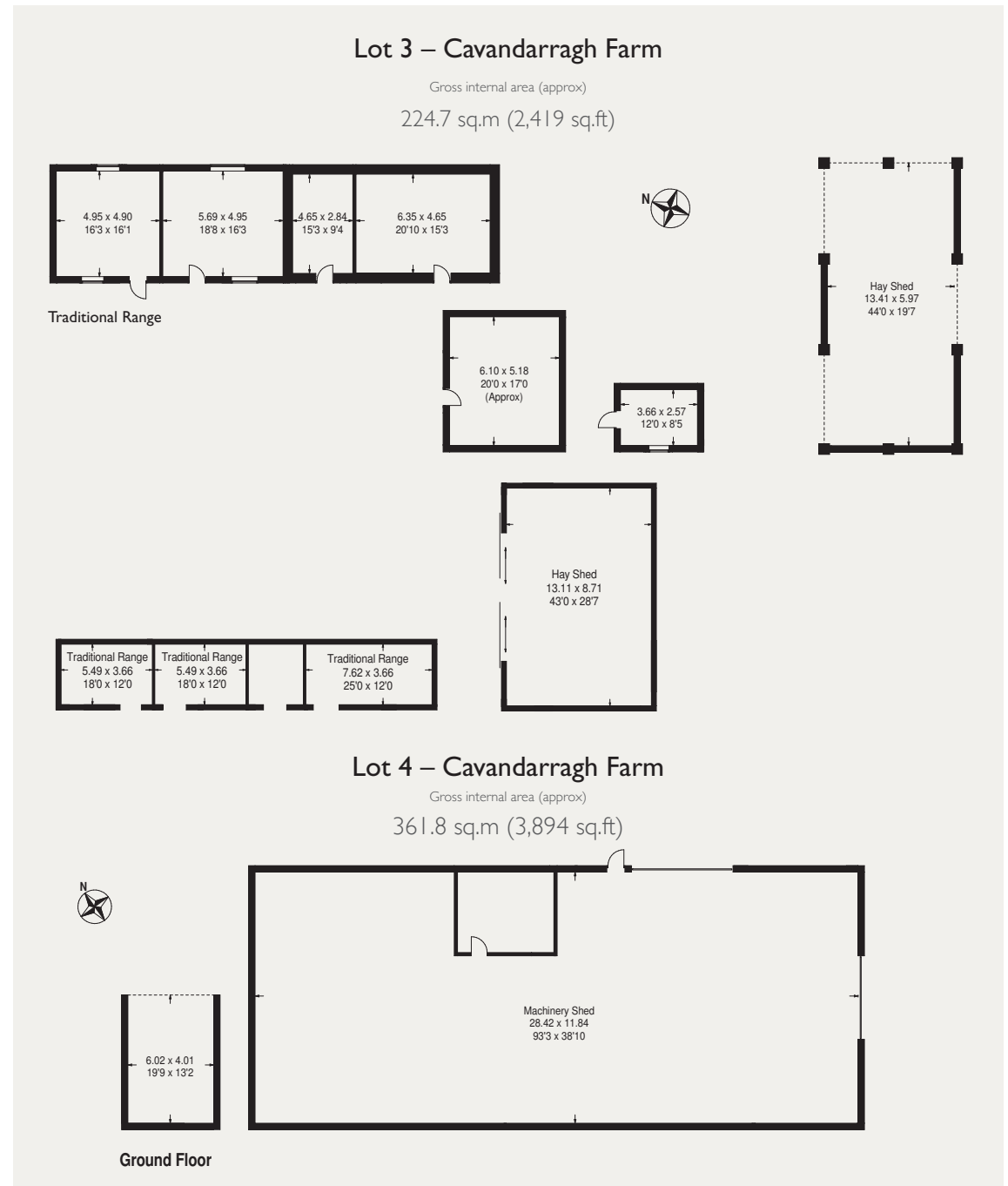
A separate access from the public road leads to a small range of outbuildings including:

- **Hay shed** – both in 3 bays with a corrugated roof and cladding and a concrete floor.
- **Traditional range** – eight stores of stone construction beneath a corrugated roof, plus two further buildings of stone construction, one with a corrugated roof and one uncovered.

The house is set within a paddock which is accessed via Ratyn Road.

### Lot 4: Land and General Purpose Shed at Ratyn Road (19.53 Acres)

Lot 4 comprises a single block of ploughable land extending to about 19.53 acres in total which is accessed off Ratyn Road and a private road on the eastern side. It includes a secure general purpose shed in 6 bays of steel frame construction beneath a corrugated roof with corrugated cladding, block walls and two roller doors. The land is in two divisions.







Lot 4

## Lot 5: Land at Ratyn Road West (34.24 acres)

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### Farm Buildings

- **Young stock shed** – In 6 bays with a corrugated roof, Yorkshire boarding, block walls, central feed passage, slatted base and tank beneath.
- **Calf shed** – In 3 bays beneath a corrugated roof with corrugated cladding, concrete walls and a concrete floor.
- **Cubicle shed** – In 4 bays beneath a corrugated roof with concrete walls and a concrete floor with 70 cubicles.
- **General purpose shed** – In 7 bays beneath a corrugated roof with corrugated cladding, concrete walls and a corrugated floor.
- **Silage Clamps** – One uncovered; with concrete panel walls and a concrete floor. One covered; in 6 bays beneath a corrugated roof and corrugated cladding with block walls and a concrete floor.
- **Cubicle Shed** – Corrugated roof, block walls and concrete floor.
- **Former dairy complex** – Block walls beneath a corrugated roof comprising 4 stores.

### Farmland

This is a ring-fenced block of productive land with extensive frontage onto Ratyn Road. The land is laid out in fields of a good workable size and layout.

## Lot 6: Land at Drumclamph Road (46.81 Acres)

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Lot 6 comprises gently undulating ploughable grassland in a single block. An internal road passes through the land, connecting Drumclamph and Scarvagherin Roads.

## Lot 7: Land at Magheralough Road (33.21 Acres)

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This is an excellent single enclosure of fertile land with a gently undulating topography. The land is divided into in two sections by the Magheralough Road and Mullagh Road.

## Lot 8: House Site at Ballynalooan Road (0.69 Acres)

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Lot 8 comprises a house site extending to about 0.69 acres in total with immediate access from the Ballynalooan Road. Planning permission was granted in April 2011 (Ref: J/2011/0015/F) to construct a detached 4-bedroom house and detached double garage. Foundations for the garage have been laid by the sellers.

## Lot 9: Land at Ratyn Road East (26.27 acres)

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Lot 9 comprises gently undulating ploughable pasture in a single block with access off Ratyn Road.





Lot 6



Lot 7



Lot 8

## General Remarks & Stipulations

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### VIEWING

Strictly by appointment with the joint selling agents, Savills & Pollock.

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.

### DIRECTIONS

The postcode for Cavandarragh Farm is BT81 7NZ.

### FIXTURES & FITTINGS

All fitted carpets in Oakhill House are included. The fireplace in the drawing room of Oakhill House and the fixed equipment in the workshop are specifically excluded from the sale.

### BASIC PAYMENT SCHEME (BPS)

The Entitlements to the Basic Payment Scheme are owned by the sellers and are included in the sale. The subsidy from the Basic Payment Scheme Entitlements in relation to the 2021 farming year will be retained by the sellers. If the farm is sold in lots, the Entitlements will be apportioned on a pro-rata basis. Further information is available from the joint selling agents.

### SERVICES

Oakhill House has mains water and electricity supplies. It is heated centrally by oil and has private drainage. 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.

### EPC

Oakhill House      D      0310-2664-8050-2629-7685

### ENTRY & POSSESSION

Entry and possession will be by agreement.

### INGOING VALUATION

The purchaser of Cavandarragh Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies.

### OFFERS

Offers are to be submitted to the joint selling agents, Savills and Pollock.

### CLOSING 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.

### EMPLOYEES

Two employees are currently employed by the farm.

### 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

Andrew T Armstrong & Co, 19 High Street, Omagh BT78 1BA  
Tel: 028 8224 1222 Email: office@a-armstrongsolicitors.co.uk

### TITLE

Part of the title to Lot 1 and Lot 6 are subject to annual payments which will be paid by the vendor in the future, on an ongoing basis.

### 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.

### LOTING

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.

### 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.

### 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, their 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, 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, images 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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure produced June 2022.

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