

FOR SALE



RATHWARREN FARM | TONNAGH ROAD | FINTONA | OMAGH

Circa 80 acres / 32.37-hectare Farm

Attractive Fully Equipped Farm with Two Dwellings



Farm Summary

- ✓ Well-presented pasture farm
- ✓ Circa 80 acres / 32.37 hectares
- ✓ Held in one block.
- ✓ Central service laneways
- ✓ Extends to Lisdergan Road
- ✓ Exceptional farm bungalow
- ✓ Additional farmhouse
- ✓ Range of farm buildings

Distances:

- Omagh – 9 miles
- Enniskillen – 17 miles

(All distances and measurements are approximate)

The Property

The farm is located on the periphery of Fintona in a productive farming district, just 1 mile 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 with full vacant possession.



The Farm

Tonnagh Road Farm presently carries a beef and sheep unit, with all operations and housing contained on the farm. Typically, two cuts of silage are taken annually from the rotational grass. The farm is offered for sale including the two residential dwellings.

The Farmhouse is a modern architecturally designed property built in 2014 which benefits from 5 bedrooms, 2 reception rooms with dual fuel central heating and many attractive features.

The Farm has most recently been the base of a beef and sheep herd with extensive housing and farm facilities.

The farm benefits from a range of predominantly steel portal framed farm buildings covering over 12,000 square feet (1115 square metres) in total. Included in these are livestock housing (adapted for sheep), cattle housing and general-purpose buildings.

Slurry storage facilities extend to over 935,000 litres, extensive bale storage area, sheep dip and both borehole & mains water supply servicing the farmyard and dwelling.

The land is divided into large practical field sizes and held in a continuous block around the farmyard. Fields are in good grass pasture, of a relative rolling topography with stockproof fencing and mature hedgerows. The lands have been the subject of good long-standing management and in a productive condition throughout. Water drinkers are situated conveniently throughout the farm. Included is approximately 7 acres is natural specie plantation contained in field 25.

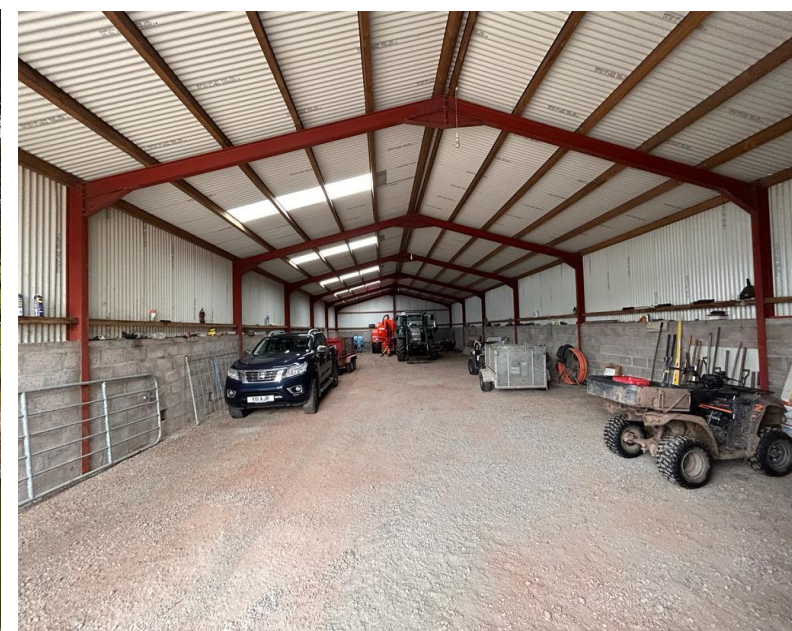
The lands extend to the Lisdergan Road to the eastern boundary.



Farmyard Overview



- ✓ A combination of interconnecting sheds containing the livestock housing, pens, handling facilities and ancillary buildings. They are mainly of steel frame construction beneath corrugated roofs with adequate ventilation provided, block walls/concrete, central feed passages and slatted bases with tanks beneath.
- ✓ Cattle & sheep handling facilities
- ✓ Purpose built sheep dip.
- ✓ 8 Ton Split Meal Bin
- ✓ General purpose shed / Machinery & Dry Store
- ✓ Barns & looseboxes
- ✓ Secure Lagoon with capacity for 645,000 litres
- ✓ The lands are contained in a compact parcel around the homestead and divided into large practical fields.



Farm Bungalow (No. 23)



The Farmhouse is a fine detached home which was completed in 2014 and includes accommodation with substantial and bright living space with 5 bedrooms.

The bungalow occupies a prominent position with far-reaching views over open, rolling countryside and accessed by a meandering driveway through entrance pillars. 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 rear. Internal features of the house include a luxury oak fitted kitchen, feature fireplaces, additional wall, and ceiling insulation. The house has been completed to a high standard throughout and immaculately maintained. There is oil fired central heating and in addition to a large stove with back boiler situated in the main kitchen and living area.

The bungalow is set on a spacious site, enclosed with a ranch fence around the garden boundary. Gardens are laid in lawn with gravel driveway and ample car parking provision.





ACCOMMODATION:

PORCH: 8'7" x 4'9" Glass panel doors to hallway

ENTRANCE HALL: 16'7" (LP) x 8'7" (WP)

LOUNGE: 17'10" x 13'6" Feature solid fireplace with open fire

OPEN PLAN KITCHEN & DINING / LIVING AREA: 21'10' (LP) x 21' (WP) Luxury high- & low-level shaker style oak fitted kitchen units. with granite work surface, integrated dishwasher, Stanley range cooker with feature red brick mantle, provision for American style fridge, multi fuel stove with back boiler unit & feature brick surround.

UTILITY ROOM: 10' x 8'8" Fitted units, provision for appliances, stainless steel sink unit, integrated electric hob, oven & extractor fan.

BEDROOM 1 : 15'8" (LP) x 11'4" (WP)

ENSUITE: 10'6" x 5'2" White suite with shower unit, pvc panels

WALK IN CLOSET:

BEDROOM 2: 12'2" (LP) x 11'2" (WP) Fitted wardrobes.

BEDROOM 3: 15'8" (LP) x 11'4" (WP)

BEDROOM 4: 12'8" (LP) x 11'7" (WP) Fitted wardrobes.

BEDROOM 5 / OFFICE: 8'11" x 6'6"

BATHROOM: 10'2" (LP) x 7'9" (WP) White suite with bathtub & separate shower, vanity unit, pvc wall panels

CLOSET/HOTPRESS: Shelved

ATTIC:

OUTSIDE:

Patio area

Gravel driveway with entrance gates

Brick paved pathway



21 Tonnagh Rd

The original farm dwelling is situated within the yard and features 5 bedrooms with 2 reception rooms. The property benefits from oil fired central heating and uPVC double glazed windows.

ACCOMODATION:

ENTRANCE PORCH:

HALLWAY: 17'5" x 10'7"

LOUNGE: 18'7" x 13"

SITTING ROOM: 12'11" x 10'10"

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

REAR HALL:

UTILITY: 8'5" x 6'2"

LANDING:

BEDROOM 1: 13'1 x 10'9"

BEDROOM 2: 12'10" x 9'3"

BEDROOM 3: 9'8" x 9'7"

BEDROOM 4: 12'11" x 9'5"

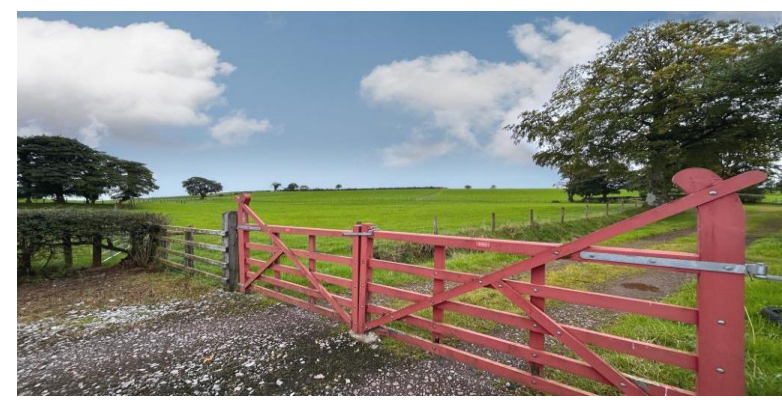
BEDROOM 5: 9'8" (LP) x 9'7" (WP)

WETROOM: 6'5" x 6'8"

WC:



Farmhouse (No.21)



Services

The property is supplied by borehole water supply & electricity.

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. Entitlements may be available to purchase by negotiation.

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.

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

23 - 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, sans-serif capital letters on a black rectangular background. Two red teardrop shapes are positioned above and below the letter "O".

POLLOCK

36 High Street | Omagh | BT78 1BQ

T :028 8224 5440

E: info@pollockestateagents.com

W:www.pollockestateagents.com

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Maps are for general identification only. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Farm Map

