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AUCTIONEERS & ESTATE AGENTS

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For Sale

Outstanding C. 110 Acre 'Arable' Quality Dairy Farm Overlooking the River Bann

On instructions of Mr & Mrs Richard & Cherie Arthur due to Business Diversification

'Four Bushes Farm',
94 Agivey Road,
Kilrea
Coleraine, BT51 5UZ

AGRICULTURAL LANDS



Location

This exceptional farm is prominently situated on the Agivey Road in a highly sought after area renowned for its arable land quality and residential settlement appeal. Kilrea is situated C. 2.5 miles South and Garvagh is C 4.5 miles West of the farm. Coleraine is also just 11 miles North of the farm and thus this location boasts a spectacular area to reside given its close proximity to many of Northern Ireland's attractions including the Causeway Coast and the Dark Hedges. The fortunate purchaser of this farm will have the rare opportunity to carry out their farming practices in one of the most beautiful parts of the country of Northern Ireland.

For Sale

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'Four Buses Farm'

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Kilrea

Coleraine, BT51 5UZ

AGRICULTURAL LANDS



Description

This magnificent dairy farm which fronts onto and overlooks the River Bann comprises C. 110 acres of 'arable' quality lands and an extensive modern dairy farm with a 5 bedroom detached 2 storey dwelling thereon.

The top quality holding which is comprised within a compact block on either side of the Agivey Road is split into a range of manageable fields which would be highly capable for arable purposes but are currently mostly utilised for growing silage and grazing for the dairy farm.

This complete dairy farm boasts numerous farm buildings to include:

- Modern 18 point dairy master swing over parlour with feed to yield, shedding gate, 10,000 litre bulk tank with plate cooler, etc
- 130 cow cubicles with mattresses and 2 bedded pens
- 60' x 40' dry cow house with 17 cubicles and 4 bedded calving pens
- 75' x 25' slatted beef house
- New crush and handling facility set up
- 24 No weaned calf cubicle house
- 36 cubicle shed and crush (75' x 35')
- 75' x 20' machinery shed
- 75' x 25' feeding house
- 3 large open silo clamps 2 No slurry stores (100k & 400k gallon)
- Calf house, meal store & 10 ton molasses tank
- Bore hole well & 3 meal bins.
- 6 Cylinder Deutz diesel Backup generator (Connected to Farmyard & Dwelling)

Yard Across The Road

- 75' x 25' slatted beef house
- 90K gallon below ground slurry tank with solid slabbed covers
- Open silage clamp and livestock handling facilities
- 36 cubicle slatted house 60' x 50'

Dwelling House

The dwelling house comprises a tastefully finished traditional farmhouse of part cavity/part stone wall construction. The property benefits from OFCH, most DG PVC windows and had a new roof fitted C. 10 years ago.

Internally the dwelling is extremely spacious and provides:

Ground Floor

Entrance Hall :

Living Room : 13' x 12'9" (Solid fuel burning stove with back boiler)

Dining Room : 13'4" x 8'4"

Reception : 14'2" x 14'6"

Reception : 14'2" x 14'6"

Office : 12' x 4'

Kitchen : 22'6" x 13' (Modern solid oak kitchen with integrated appliances & Belling electric range oven)

Utility Room : 7' x 10'9"

First Floor

Bedroom 1 : 14'9" x 10'1"

Bedroom 2 : 13' x 7'

Bedroom 3 : 14'9" x 9'3"

Bedroom 4 : 14'9" x 9'3"

Bedroom 5 : 13' x 11'

Bathroom : (Corner bath & separate shower)

Telephone Mast

There is a telephone mast situated on a field on the opposite side of the road to the farmyard which currently generates an income of £1,250 per annum.

Replacement Dwelling Site

The farmhouse at the yard across the road previously benefitted from planning permission for a replacement dwelling site which has since lapsed. We understand this dwelling would remain suitable for a replacement dwelling site subject to statutory approvals.

Further information and viewings can be arranged by contacting our office to whom all offers should now be submitted.

Please note: Also for sale on instructions of the Arthur family is a superb C. 52 acre farm at 66 Knockaduff Road C. 7 miles away which presents the opportunity to acquire C. 160 acres top quality lands in close proximity to each other.

Accommodation

The lands extend to C.110 Acres (44.53 Hectares).

Lots

The vendors may consider offers on individual lots of the complete holding subject to offers and interest received.

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Sale Details

Price on Application.

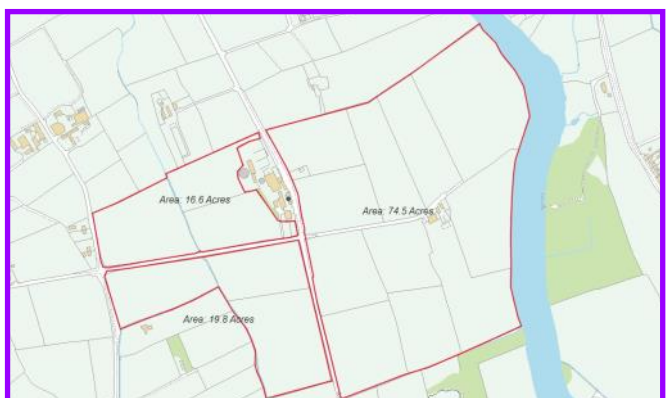


Indicative Spatial Boundary Maps (For Indicative Purposes Only)

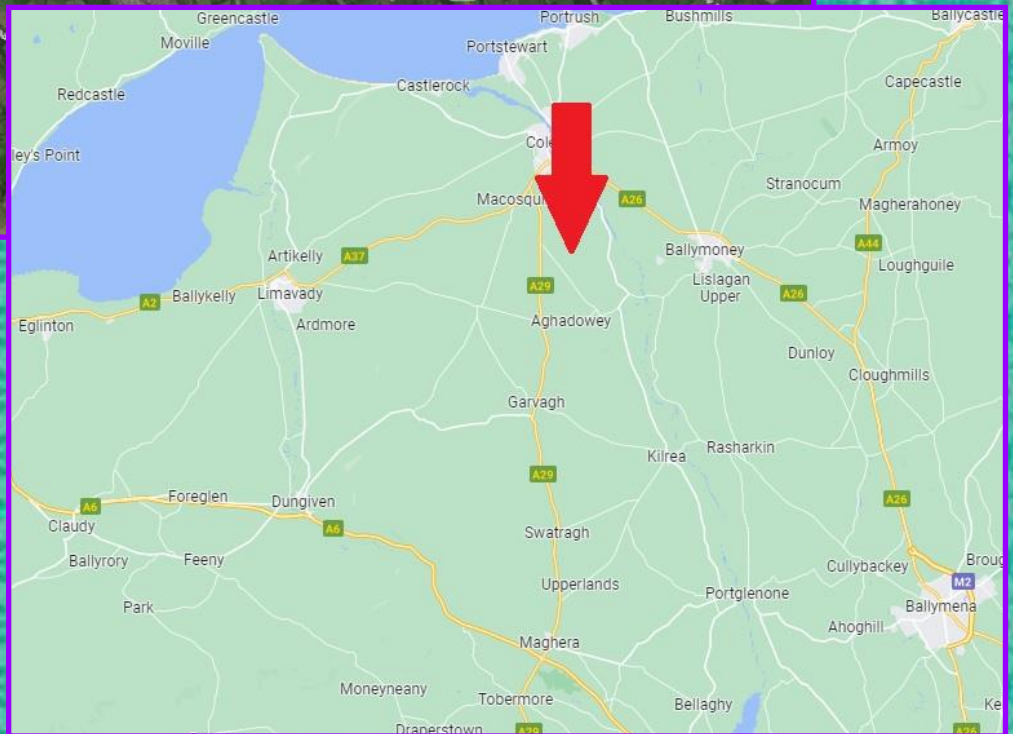
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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