

# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

## FOR SALE

**'CURRAGH HOUSE'**  
**106 CURRAGH ROAD,**  
**AGHADOWEY, COLERAINE**



**AN EXCELLENT 243 ACRE ARABLE & STOCK FARM WITHIN A RING FENCE WITH A  
SUBSTANTIAL FARM DWELLING & EXTENSIVE RANGE OF FARM BUILDINGS**

[www.jamcclelland.com](http://www.jamcclelland.com)



**J. A. McClelland & Sons are delighted to present to the market this excellent farm with substantial farm residence, with two large reception rooms and four bedrooms. The dwelling is separated from the main farmyard and has a mature garden to the front and side with a detached garage and utility room.**

**The farmyard has an extensive range of buildings with numerous cattle sheds, a grain store, three open silos, slurry lagoon and a Permastore 450,000 gallon slurry store. The farm buildings are all set around a concrete yard and have been well maintained.**

**The agricultural land extends to circa 243.3 acres, all held in a compact block accessed off an intersecting farm lane. Fields are all in a high state of fertility, currently in grass for cutting and grazing with c. 40 acres in cereals and potatoes.**

**Early inspection is highly recommended.**

**PRICE: £3,000,000**

**VIEWING: By appointment**

#### Accommodation

**ENTRANCE HALL:** PVC front door leading to a wide entrance hall with staircase to the first floor.

**SITTING ROOM:** 14' x 20'10

Open fireplace with mahogany surround and two double radiators.

**DINING ROOM:** 15' x 12'11

Feature windows overlooking the garden and double radiator.

**KITCHEN:** 17'4 x 21'5 (at widest point)

Range of high and low level fitted cupboards, plumbed for washing machine and dishwasher, 1 ½ bowl stainless steel sink and drainer unit, ceramic 'Hotpoint' hob, two double radiators, serving hatch to dining room, TV point and space for casual dining.

**UNDERSTAIRS CUPBOARD:** off the kitchen.

**BOILER ROOM:** 9'5 x 5'11

**STUDY:** 5'9 x 7'4



### First floor accommodation

Staircase to first floor leading to a split level landing: -

BEDROOM 1: 14' x 9'

With single radiator.

BEDROOM 2: 9'5 x 9'

With single radiator.

BEDROOM 3: 14' x 11'6

With single radiator.

BEDROOM 4: 11'5 x 10'5

With single radiator.

BOX ROOM: 7'10 x 8'8

With single radiator.

BATHROOM: Comprising bath, shower cubicle with 'Mira' shower unit and wash hand basin. WC in separate room adjoining.



OIL FIRED CENTRAL HEATING THROUGHOUT

UPVC DOUBLE GLAZED WINDOWS

### Outside

DETACHED GARAGE: 22'½ x 20'

With store and WC.

### GARDEN:

Mature garden mostly laid to lawn towards the front and side of the dwelling with range of ornamental trees and shrubs.

SEPTIC TANK

BOREHOLE & MAINS WATER SUPPLY

P.T.O. GENERATOR



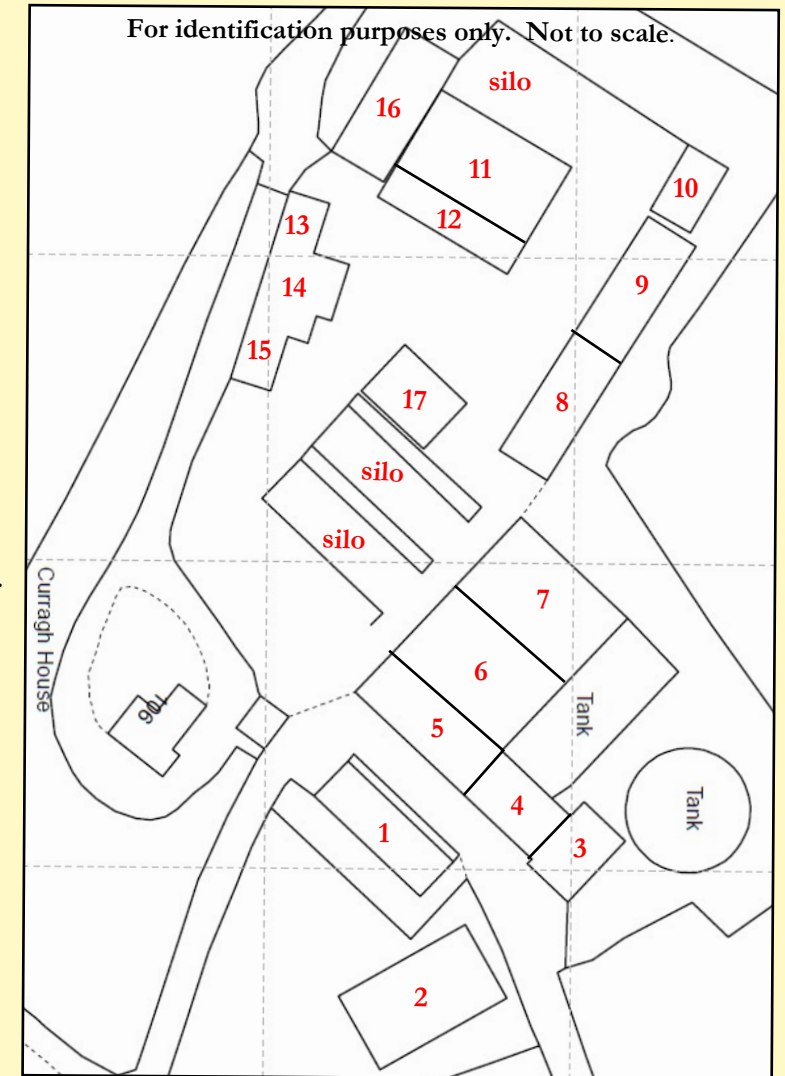
## Farmyard & Outbuildings

An extensive range of general purpose sheds and livestock accommodation. The large footprint of farm buildings together with the internal laneways enable the farm to be converted for dairying or to facilitate an anaerobic digester plant.

- 1 - CATTLE SHED (80' x 27<sup>1</sup>/<sub>2</sub>) Slatted with side feed passage and three pens.
- 2 - CATTLE SHED (80' x 44') Solid floor shed with side feed passage.
- 3 - COVERED MIDDEN (47' x 30') Round roof shed with solid floor and shuttered walls.
- 4 - BULL PENS (50' x 30') Pitched roof shed with solid floor and three bull pens.
- 5 - CALF LAYING IN SHED (80' x 30') with race and crush to side.
- 6 - CUBICLE SHED (50' x 80') slatted shed with feed passage and approx. 60 cubicles.
- 7 - BEEF FINISHING SHED (50' x 80') with accommodation for approx. 100 cattle, slatted with central feed passage and side feed passage.
- 8 - ROUND ROOF SHED (80' x 30') solid floor laying in shed.
- 9 - ROUND ROOF SHED (80' x 30') solid floor laying in shed.
- 10 - CATTLE SHED (44' x 21') pitched roof slatted shed with 2 pens and side feed passage.
- 11 - ROUND ROOF SHED (78' x 41') laying in shed with solid floor lean to shed.
- 12 - STONE BUILT LOFTED BARN (78' x 23<sup>1</sup>/<sub>2</sub>) with several loose boxes and calf pens.
- 13 - WORKSHOP (43' x 25')
- 14 - FEED STORE (20' x 31<sup>1</sup>/<sub>2</sub>)
- 15 - MEAL STORE (78' x 35')
- 16 - GRAIN STORE (60' x 25')
- 17 - CALVING PENS (47' x 35') solid floor shed with 6 calving pens.

SHEEP HANDLING FACILITY: With race, footbath and shedding pens.

SILO 1 - 95' x 35'      SILO 2 - 90' x 30'      SILO 3 - 90' x 30'















## Land

The land is all held in a compact block with good hardcore intersecting laneways throughout the holding. Fields are well fenced and watered for stock with both a mains and borehole water supply. The land is all suitable for cutting with c. 40 acres currently planted in cereals and potatoes. This sale provides a rare opportunity to acquire a substantial holding within one block in one of Northern Ireland's finest farming districts.

## Basic Payment Scheme

BPS entitlements are not included in the sale but may be available by separate negotiation if required.



### Location

The holding is very well located off the Curragh Road c. 7 miles from Coleraine town centre, c. 5 miles from Ballymoney and c. 8 miles from Kilrea, providing good access to local amenities, shops and schools.

### Title

Title enquiries to Mr Peter Brown of Martin, King, French & Ingram, Solicitors, Limavady.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30 F
1-20	G	5 G	

## Location Map



## Field Schedule

Field Number	Hectares	Acres
1	3.14	7.75
2	2.67	6.59
3	2.63	6.49
4	2.88	7.11
5	3.7	9.13
6	3.41	8.42
7	3.27	8.08
8	4.41	10.89
9	3.93	9.71
10	4.63	11.44 (0.98 trees)
11	3.08	7.61
12	5.12	12.65
13	3.13	7.73
14	2.39	5.9
15	3.41	8.42
16	2.19	5.41
17	1.83	4.52
18	0.2	0.49
19	0.2	0.49
21	3.82	9.43
22	1.75	4.32
23	2.81	6.94
24	3.72	9.19
25	3.33	8.22
26	4.01	9.9
27	3.28	8.1
28	4.93	12.18
29	6.44	15.91
30	1.77	4.37
31	2.06	5.09
32	4.08	10.08
46	0.3	0.74



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