

ISLAND DAIRIES FARM

DROMORE • COUNTY DOWN



ISLAND DAIRIES FARM

170 LURGAN ROAD • DROMORE • COUNTY DOWN BT25 1HL

A1 2.5 miles, Dromore 3 miles, Banbridge 7 miles, M1 14 miles, Belfast City Centre 20 miles,

Belfast International Airport 23 miles

(All distances approximate)

Exceptional large scale dairy farm with an accessible location and prime farmland

Impressive family home including 4 reception rooms and 5 bedrooms with excellent views

Imposing, partially restored, period house occupying an elevated position including 4 reception rooms, 5 bedrooms and basement

Formal gardens, historic walled garden and tree-lined avenue

Modern 600-cow dairy complex, 32:32 rapid-exit parlour, cow accommodation laid out for 4 robotic milking units

Productive land in a ring-fenced block including about 165 acres ploughable pasture and about 8 acres woods

12-acre lake with commercial trout fishery

Excellent access network

Entitlements to the Basic Payment Scheme

ABOUT 185 ACRES / 75 HECTARES IN TOTAL

FOR SALE BY PRIVATE TREATY AS A WHOLE

Savills Residential & Country Agency

33 Molesworth Street

Dublin 2

Tel: +353 (0)1 618 1300

PSRA Licence 002223



Savills Belfast

2nd Floor, Longbridge House

16-24 Waring Street

Belfast, BT1 2DX

Tel: +44 (0)28 9026 7820

History

Island Dairies Farm, originally called 'Islandderry' meaning 'Land of Oak' in Gaelic, has a rich history dating back to prehistoric times. One of the earliest signs of settlement is the "crannog" in Islandderry lake, a man-made island supported on oak beams and reached by a causeway. This site was used as a place of safety and in the early 19th century, a dug-out canoe and oars were found nearby. The lake, originally stretching over 20 acres in the 17th century, has been reduced to approximately 9 acres due to constant drainage schemes and now includes Islandderry Trout Fishery, which forms part of the sale.

Prior to the Irish rebellion of October 1641, the Islandderry townland was owned by Art Oge Mac Glaisne Magennis. Following Cromwell's defeat of the Irish in February 1642, Art Oge forfeited his lands to the Crown. The first proprietor under the Crown was Alexander Waddell from Moffat Hills in Lanarkshire, Scotland, who paid a quit rent to Art Oge for 679 acres. This marked the beginning of the Waddell family's long association with Islandderry. Alexander Waddell constructed Islandderry House on the site of a rath overlooking the countryside, built in a style similar to the peel houses of lowland Scotland. The house featured 10 bedrooms, a basement well and a reputed escape tunnel running a mile across the Lagan.

The estate passed down through the Waddell family, reaching Robert Waddell in the 18th century, who significantly enlarged Islandderry House. By the mid-19th century, the Griffith Valuation of 1863 documented the townland supporting 19 small farms. The fertile land primarily grew barley, potatoes, turnips and corn, with surplus produce sold in Dromore market. The Northern Ireland Land Act of 1925 allowed tenant farmers to purchase their land, leading to the decline of the Islandderry estate. In 1937, Islandderry House fell vacant until Alexander Waddell and his daughter Caroline, who wrote "The Waddell's of Ireland," occupied it in 1939.

The house was requisitioned by the RAF during WWII, returned to the Waddell family post-war, and was eventually sold to Mr and Mrs Robert Wilson in 1975. Renamed Island Dairies Farm, it is now a third-generation Wilson family-owned business. The family lived in the original Islandderry House until 1979, then built the new farmhouse nearby. Between 2006-2008, significant restoration work was undertaken on Islandderry House, preserving the original exterior walls while modernizing the interior. The property is now ready for a new family to complete its restoration.



Summary

Island Dairies is an outstanding commercial farm with a contiguous block of productive, versatile land extending to about 185 acres (75 hectares) in total. Occupying a fine situation in the heart of County Down, the farm is extremely accessible, with access to the A1 situated 2.5 miles to the east, while Belfast International Airport is 23 miles distant.

Island Dairies comprises a variety of assets, including a charming country farmhouse at its core as well as a partially restored mansion house, both of which include exceptional views of the rolling countryside.

A key feature of the farm is the dairy enterprise and associated land. The extensive dairy complex comprises a 32:32 DeLaval rapid-exit parlour with cubicle accommodation for over 600 cows and heifers, seven silage clamps and slurry storage for over 4 million gallons.

Island Dairies Farm is carrying an in-hand herd of 600 mostly registered Holstein dairy cows, plus followers. Four Lely robotic milking units, which are excluded from the sale (refer to the General Remarks), also support the dairy operation.

A significant advantage of Island Dairies is the quality and extent of its farmland, which lies in a ring-fenced block and includes approximately 165 acres of ploughable grass. The land benefits from excellent infrastructure, including good access via public roads, a network of internal tracks, fencing, and a reliable water supply. About 8 acres of mature woods provide additional amenity and shelter.

The farm also includes a range of modern farm buildings centred around a milk processing plant. Island Dairies Farm presents one of the finest opportunities in recent years to acquire both an extensive and productive farm in County Down, which is well-served with residential accommodation and an extremely well equipped modern dairy complex.

Situation

Island Dairies is located on the outskirts of Dromore in County Down, approximately 3 miles to the west on the Lurgan Road (B2). Dromore is a small market town and civil parish within the district of Armagh City, Banbridge and Craigavon and features an array of amenities including convenience stores, restaurants, post office, pubs, shops and schools.

Dromore was home to Henry George Ferguson, the British mechanic and inventor who is noted for his role in the development of the modern agricultural tractor. The Harry Ferguson Memorial Garden is set opposite the Ferguson Homestead and exhibits a life size bronze statue of Harry. Today his name lives on in the name of the Massey Ferguson company.

Dromore is extremely well connected, located just 20 miles southwest of Belfast via the A1 Belfast-Dublin road. The city provides a full range of services, education and cultural activities.

The neighbouring town of Banbridge and Lisburn City are also a short drive away at approximately 7 miles and 12 miles respectively, due to the high quality A1 road/M1 motorway network. The area is also linked with Lurgan and Ballynahinch via the B2 Lurgan Road and B2 Ballynahinch Road.

The area has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure, including agricultural merchants, machinery suppliers, milk processors and livestock markets.

Belfast City Airport is 23 miles distant and offers flights to destinations throughout Europe and the rest of the UK. Belfast International Airport is also about 23 miles distant, while Dublin Airport is 82 miles distant.

There is an excellent selection of primary and secondary schools available in the area.



Islandderry Farmhouse

Islandderry Farmhouse is a beautiful home occupying a commanding, elevated position in the heart of the farm offering spectacular panoramic views that span across as far as the Mourne Mountains. The property is accessed via a stone-pillared entrance with cast-iron gates and overhanging mature trees. The driveway rises through the superb farmland and leads to a further traditional stone wall entrance, opening to a parking area at the front of the house. There is an additional entrance to the rear with further parking.

Constructed in 1979, Islandderry Farmhouse is an impressive two-storey home, beneath a hipped slated roof and a rustic limestone render finish. The design expertly maximises the southerly aspect and the breathtaking views. The property extends to approximately 4,053 square feet, offering generous and elegant proportions, as set out in the accompanying plans. The detail and finishes internally are notable, with the accommodation being equally suitable for modern family living and entertaining. Internal features include stylish wooden herringbone floors, cornicing, ceiling roses, architraves and decorative fireplaces.

The house is entered through a timber door with fanlight and leads to a bright hallway which gives access to the two main reception rooms positioned to the front of the house, including a sitting room and drawing room. The beautifully decorated drawing room features double doors that open into a spacious dining room, creating an excellent space for entertaining. From here, a set of steps leads into a bright sunroom with stove and double aspect windows, offering stunning, expansive views of the rolling countryside. The kitchen includes a beautifully crafted and extensive range of floor and wall mounted units as well as an Aga cooker.

Also on the ground floor is a substantial back hallway, comprising an office, bathroom with walk-in shower, a utility room and two storage rooms with built in cupboards and external rear access.

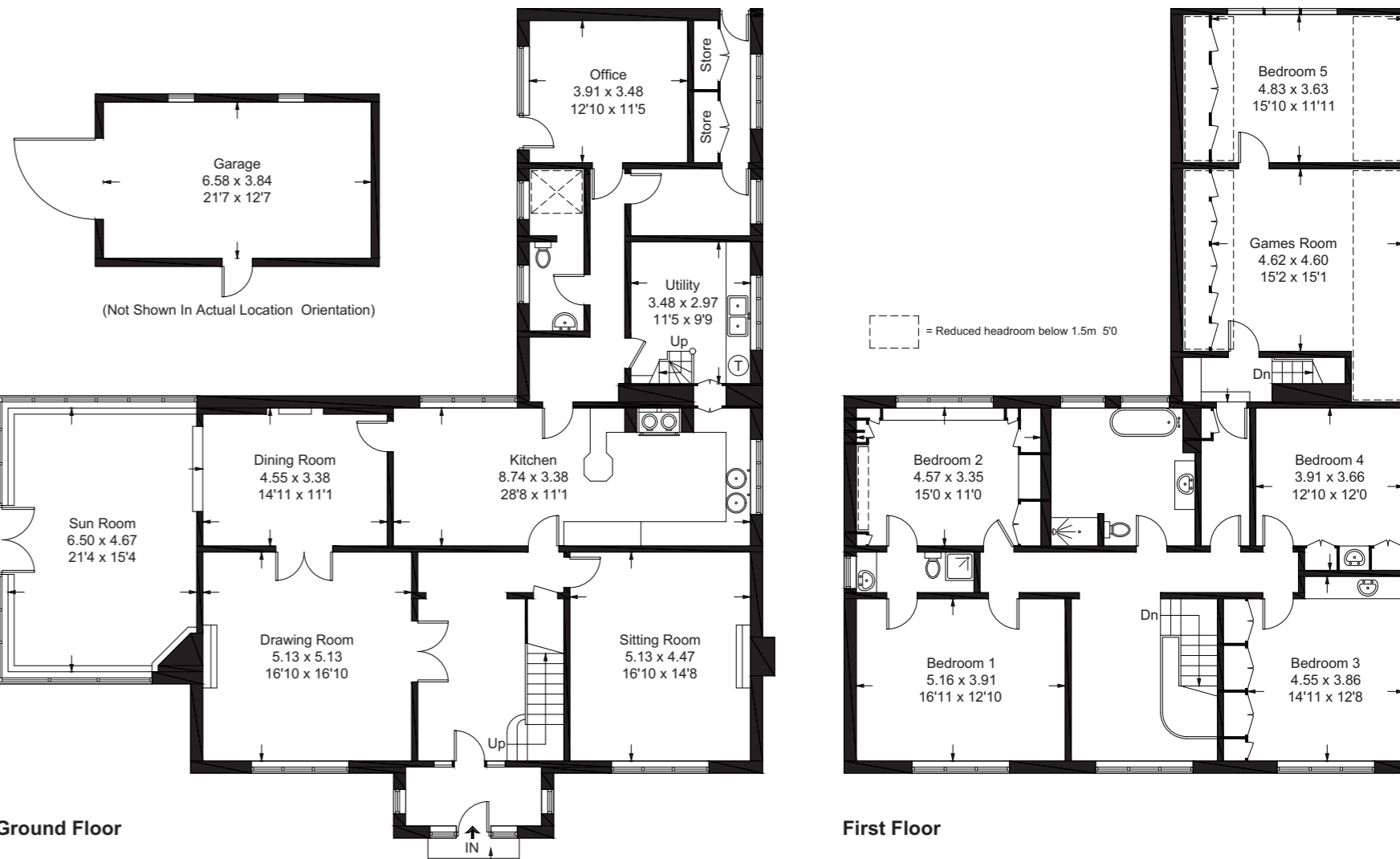
The bedroom accommodation is laid out on the first floor and comprises a master bedroom currently utilising a bedroom as a dressing room, with a Jack and Jill bathroom. There are two further bedrooms located in the main section of the house along with a family bathroom. Additionally, there is a games room which leads onto another bedroom. From here, a back staircase provides convenient access down to the utility room.





Islandderry Farmhouse

Approximate Gross Internal Area = 376.5 sq m 4053 sq ft
 Garage = 25.4 sq m 273 sq ft
 Total = 401.9 sq m 4326 sq ft



Gardens & Grounds

The house sits amidst established landscaped garden grounds which are predominantly laid to lawn. A number of flowerbeds encircle the house with many fine specimen trees and shrubs creating an attractive backdrop. Situated within the garden grounds is a garage containing a wood-burning boiler, while a potting shed is adjacent.

A former walled garden, currently used as a grazing paddock with intact walls, is situated to the northeast of the farmyard.





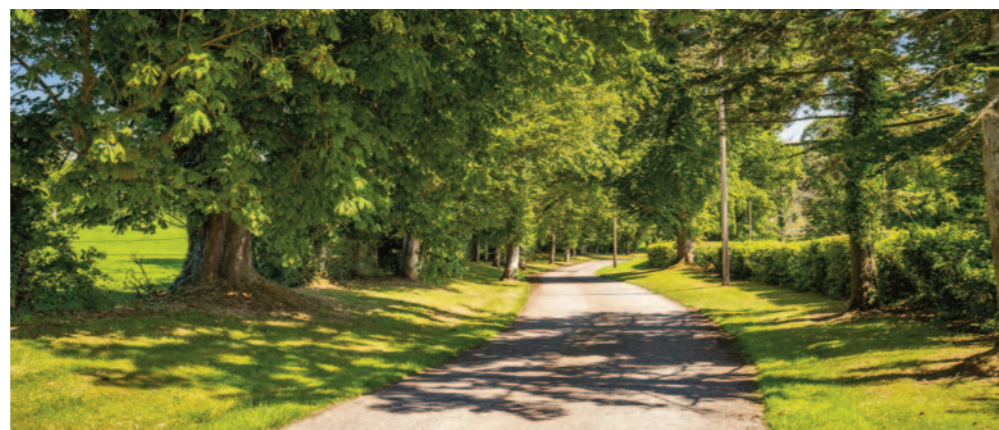
Islandderry House

Islandderry House is a magnificent 17th Century property positioned at the core of the farm just north of the farmhouse. It commands an elevated position offering spectacular, far-reaching panoramic views across the lush countryside and rolling hills towards the Mourne Mountains in the distance.

Accessed via a separate avenue branching off the main entrance, the driveway meanders through rich agricultural land and leads to an open forecourt, unveiling the grandeur of Islandderry House. Dating back to circa 1640, the property underwent an extensive renovation in 2008, meticulously carried out by the current owners in collaboration with HD Design Architects. This comprehensive restoration included upgrades to plumbing, roofing, wiring, insulation and windows, seamlessly blending contemporary conveniences with the property's historical charm.

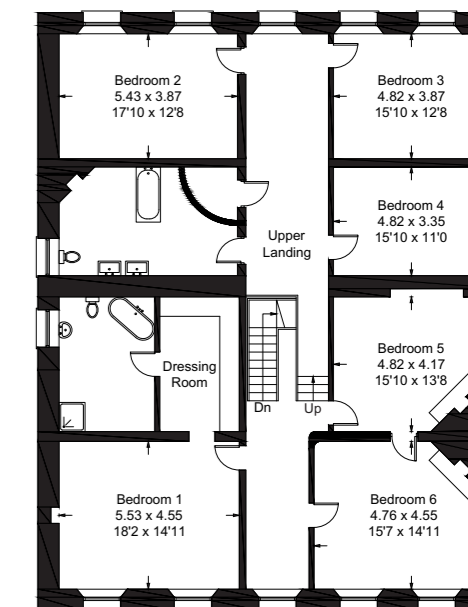
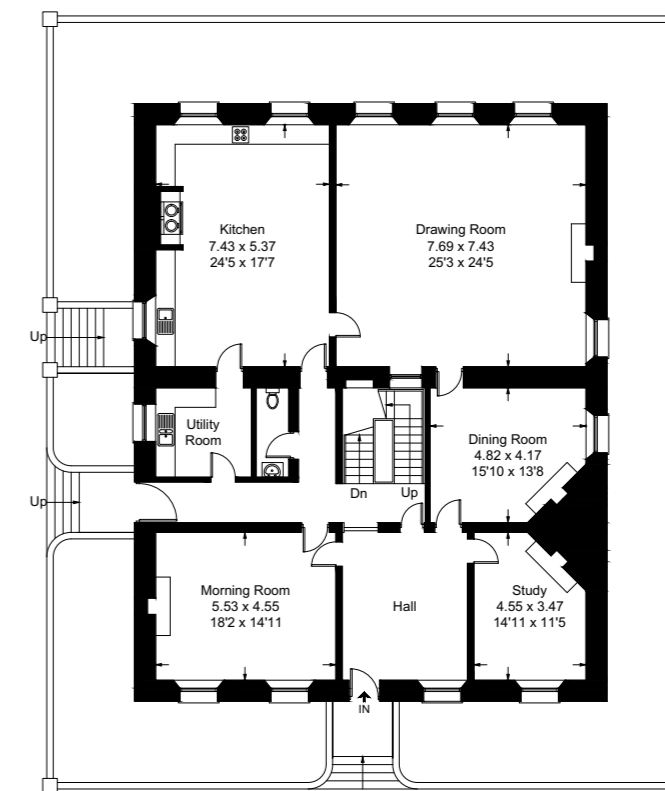
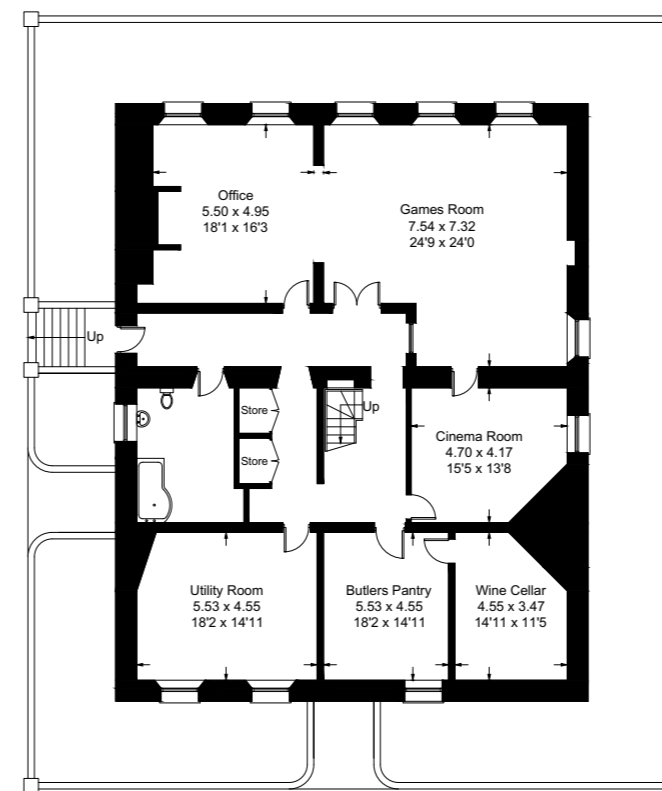
The accommodation is well laid out over two floors and a basement, extending to about 7,341 square feet. The house affords the opportunity for the buyer to customise the interior and place their personal touches upon the property. Internally, the ground floor features four reception rooms and a kitchen with a large pantry. The first floor comprises five bedrooms, while the basement is designed to accommodate a cinema room, wine cellar, games room and bathroom.

To the west of the house, there is a raised terrace intended to accommodate an orangery, which can be accessed from the kitchen, enhancing the property's elegance and functionality.



Islandderry House

Approximate Gross Internal Area = 454.9 sq m / 4896 sq ft
 Basement = 227.2 sq m / 2445 sq ft
 Total = 682.1 sq m / 7341 sq ft



FARMING



Farming System

An in-hand dairy enterprise is run at Island Dairies (totaling about 600 cows). The farmland at Island Dairies supports a renowned and high-performing herd of mostly Holstein Friesian, plus followers and serves as the home farm to a larger farming enterprise.

The herd is milked twice daily (at a rate of approximately 150 cows per hour), with milk supplied under contract to Lakeland Dairies. Calving takes place all year round and replacement heifers are bred on the farm, while beef calves are sold. An AI breeding programme is used. Typically, five cuts of silage are taken annually with silage work and slurry spreading carried out in-hand.

The herd is typically turned out to grass between May and September. The current herd is producing about 12,000 litres of milk per cow per annum.

In 2020, the owners of Island Dairies launched an advanced onsite milk processing plant. This state-of-the-art facility handled the processing of various milk products, including an array of flavoured milks, incorporates eco-friendly bottling operations using glass bottles and tanks capable of pasteurising 3,000 litres per hour. The processing plant is not presently in operation.

Farm Buildings

The jewel in the crown of Island Dairies is the modern dairy complex capable of housing 600 head of cattle with ample slurry storage and winter fodder storage. With a three-phase mains electricity supply and mains and private (bore hole and lake) water supplies, it is centered upon an extensive set of buildings of modern construction laid out in a single yard, including a dairy, cubicle sheds, calf sheds and general purpose stores. They are laid out on the accompanying plans and comprise:

- **Dairy** – In 8 bays of steel portal frame construction beneath a corrugated roof with super vent cladding, block walls and concrete grooved floor.
 - *Bulk tank room with a Fullwood bulk tank of 11,000 litres*
 - *32:32 Blue Diamond De Laval parlour with rapid exit gates and feeders, an auto cluster removal system, auto ID, rubber matting and stainless steel fixtures*
 - *Collection area with backing gate*
 - *Livestock handling facilities including race with crush, plus race with footbath and automatic separating gate*
 - *8 tonne feed bin*
- **Cubicle Sheds 1 & 2** – Two connecting sheds in 8 bays of steel portal frame construction with corrugated and box profile roofs, corrugated cladding, block walls, concrete grooved floor with slatted area at one end. Includes two feed passages, about 160 cantilever cubicles with mattresses, loose calving pens, automatic lighting system and an office. Laid out to accommodate four robotic milking units.
- **Cubicle Shed 3** – In 12 bays of steel portal frame construction with corrugated and box profile roofs, block walls, slatted floors with tank underneath. Includes a feed passage, about 110 cantilever cubicles with mattresses and automatic scrapers.
- **Feed Shed** – In 4 bays of steel portal construction featuring a corrugated roof, concrete wall on one side and open on the other. Includes 4 meal bunkers.
- **Calf Rearing Shed** – 6-bay Dutch barn with a lean-to on either side, corrugated roof and cladding, concrete flooring, calf feed passage, fans and capacity for 150 calves.
- **Antibiotic Shed** – In 4 bays, with a corrugated roof, slatted flooring and about 11 cantilever cubicles.
- **Cubicle Shed 4** – In 4 bays of steel portal frame construction with corrugated and box profile roof, block walls, slatted floors with tank underneath. Includes a feed passage, about 60 cantilever cubicles with mattresses and automatic scrapers.
- **Cubicle Sheds 5, 6, 7 & 8** – Four connecting sheds, two of which are in 4 bays and two in 7 bays, all of steel portal frame construction with corrugated curved roofs, grooved concrete floors with slatted areas at both ends and in the middle. Includes about 206 cantilever cubicles with mattresses and automatic scrapers, water trough areas with footbaths.

- **Cubicle Shed 9** – Also connecting to the four interconnecting cubicle sheds is a 7-bay shed of steel portal frame construction with corrugated and box profile roofs, concrete walls, concrete grooved floor with slatted area at one end. Includes a feed passage, about 40 cantilever cubicles with mattresses and automatic scrapers.
- **Silage clamps** – Seven silage clamps with clay walls, six with a concrete base and one with hardcore base.
- **Slurry stores** – 2 million gallon lagoon and 1.5 million gallon lagoon, plus 500,000 gallons of storage in tanks beneath the slats.
- **Workshop** – A store of traditional construction is also positioned in the farmyard and is currently used as a workshop.
- **Milk processing plant** – Two stories, 4-bay shed with corrugated walls and roof, concrete floors, up and over roller door and walk in cold store.

A notable feature of the farmyard are the extensive concrete aprons and ample areas of hardstanding for machinery storage.

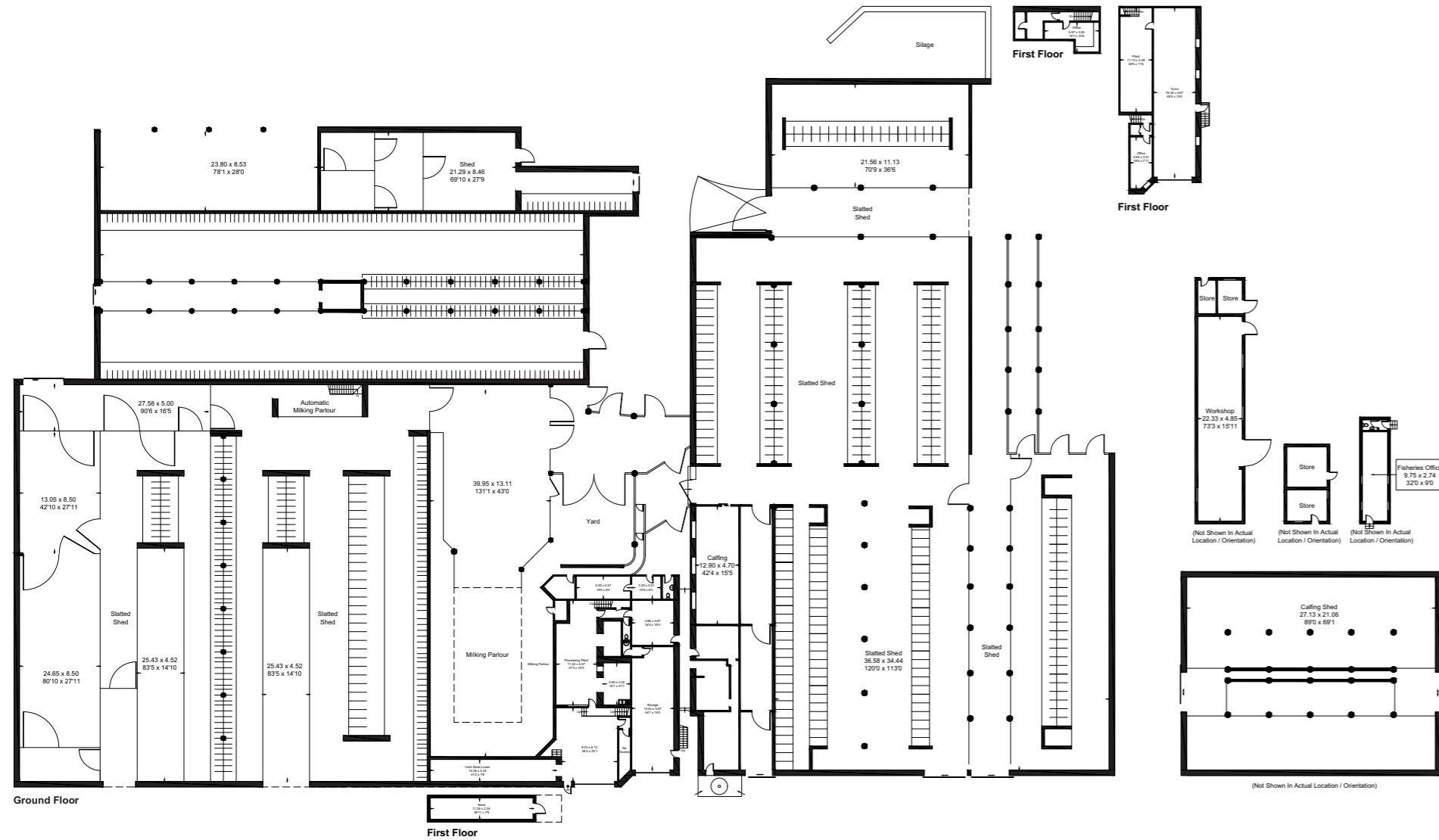






Island Dairies Farm Buildings

Approximate Gross Internal Area = 7261.5 sq m / 78163 sq ft
Calving Shed = 575.4 sq m / 6194 sq ft
Workshop = 128.6 sq m / 1384 sq ft
Stores = 35.9 sq m / 386 sq ft
Fisheries Office = 30.6 sq m / 329 sq ft
Total = 8032.0 sq m / 86456 sq ft



Farmland

The productive farmland at Island Dairies Farm lies within a ring-fenced block. It is in excellent heart and producing excellent swards of grass on a 5-year rotation, it has been well tended to by the current owners.

The fields are of a good workable size and layout for modern farming. The undulating topography has a high point of 95 metres / 311 feet above sea level at the middle point of the farm where the properties and buildings are situated and a low point of 65 metres / 213 feet above sea level on the southern boundary.

A feature of the land is the excellent access throughout the farm, including good frontage onto multiple public roads and an extensive network of internal cow tracks and roadways. The current owners have made substantial investment and improvements to the land and infrastructure during their ownership, in particular, the internal road network, fencing, drainage, water supply and reseeding.



Woods

The woods at Island Dairies are an attractive feature due to their age and variety of species. They are mainly laid out in shelter belts or small copses and provide shelter, privacy and amenity.

Lakes

Located at the northern end of the farm is a picturesque 12-acre lake, currently let to Islandderry Trout Fishery. This premier fishing destination features two well-stocked lakes, offering exceptional opportunities for both fly fishing and bait fishing. Renowned for its variety of trout, including rainbow and brown trout, the fishery caters to anglers of all skill levels. It is equipped with essential amenities, including fishing platforms, picnic areas, a boathouse and parking facilities. Further details are available from the selling agents.



GENERAL REMARKS & STIPULATIONS

Data Room

Further detailed information will be available online via a protected data room to those who have viewed.

Viewing

Strictly by appointment with Savills. Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, especially around the farmyard and lakes.

Directions

The postcode for Island Dairies is BT25 1HL.

Local Authority

Newry, Mourne and Down District Council Tel: +44 (0) 330 137 4000
Email: info@nmandd.org

Residential Schedule

Property	Water	Drainage	Heating	EPC
Islandderry Farmhouse	Mains	Private	OFCH	F
Islandderry House	Private	Private	-	G

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.

OFCH – Oil Fired Central Heating

Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Listing and Environmental Designations

Islandderry House and gatescreen are recorded as structures of architectural and historic interest, category B2 (Ref: HB17/13/O23).

A crannog, located within the lake at Island Dairies is subject to Environmental Designation (SMR no: DOW 020:020).

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings. The fireplace within the drawing room is specifically excluded from the sale.

Exclusions

The following items are excluded from the sale, but the purchaser will have the option to purchase some or all of these contents through separate negotiation:

- Four Lely robotic milking units
- Cold store room
- Robotic scrappers
- De Laval silo bulk tank (capacity of 30,000 litres)
- Solar panels (100 kW)
- Generator (600 hp)
- Plant and equipment associated with the milk processing unit, cold store room

Ingoing Valuation

The purchaser of Island Dairies 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.

GENERAL REMARKS & STIPULATIONS

Entry & Possession

Entry is by agreement with vacant possession, subject to the rental agreement relating to the lakes.

VAT

Should any sale or any other part of the estate or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchasers in addition to the contract price.

Entitlements to the Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme and the Entitlements are included with the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

Solicitors

TD Gibson & Co Solicitors (contact: Stephen Maxwell)
Montrose House
17-10 Church Street
Portadown, BT623DD
Tel: +44 (0) 28 3833 2176
Email: stephen.maxwell@tdgibson.co.uk

Offers

Offers may be submitted to the selling agents, Savills.

Closing Date

A closing 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.

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.

Wayleaves and Rights of Access

The estate 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 will be held to have satisfied himself as to the nature of all such rights and others.

Lotting

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 solicitors, 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, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills and their clients 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.

Reference

Brochure prepared and photographs taken in July 2024.





Savills Residential & Country Agency
33 Molesworth Street
Dublin 2
Tel: +353 (0)1 618 1300
PSRA Licence 002223



Savills Belfast
2nd Floor, Longbridge House
16-24 Waring Street
Belfast, BT1 2DX
Tel: +44 (0)28 9026 7820