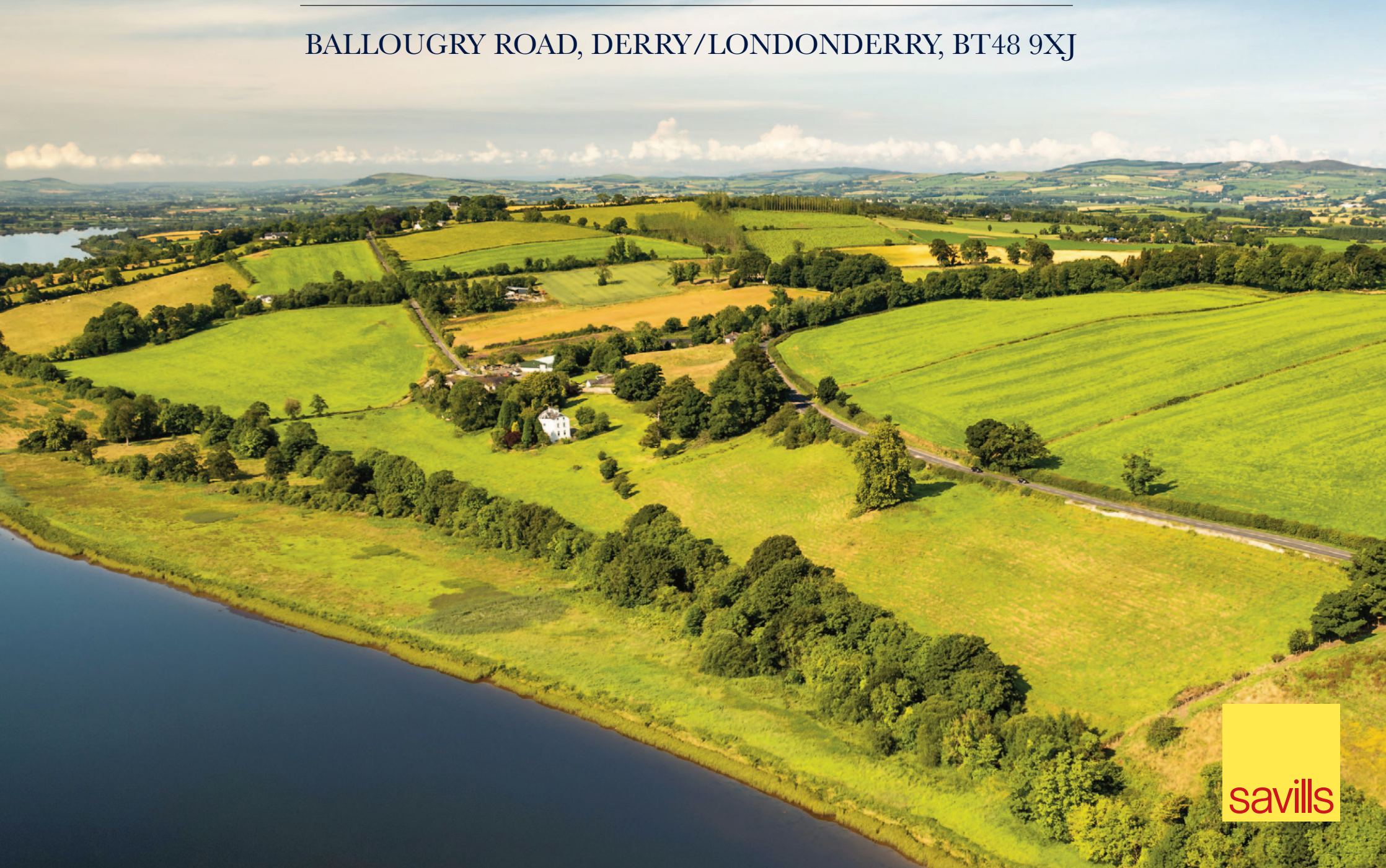


MILLTOWN FARM

BALLOUGRY ROAD, DERRY/LONDONDERRY, BT48 9XJ





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BALLOUGRY ROAD, DERRY/LONDONDERRY, BT48 9XJ

Derry/Londonderry (3.1 miles), City of Derry Airport (7.4 miles), Letterkenny (19.7 miles), Limavady (20.5 miles), Omagh (33.3 miles),
Belfast International Airport (59.3 miles), Belfast City Centre (72.4 miles), Belfast City Airport (75.5 miles), Dublin (147.3 miles)
(All Distances Approximate)

LARGE-SCALE FARM WITH EXTENSIVE ACCOMMODATION AND SIGNIFICANT DEVELOPMENT POTENTIAL

Milltown Lodge

Detached 4-bedroom period dwelling constructed in c.1936

Milltown Upper

Detached 3-bedroom bungalow constructed in c.2000 on an elevated site with exceptional views across the River Foyle

Former Farm Buildings

L-shaped complex of one, two and three-storey former farm buildings listed B1

Commercial Yard & Buildings

Self-contained yard to include two commercial buildings and a former meal/tractor shed

Land

About 147.34 Acres (59.63 Hectares) in Total

For Sale as a Whole or in Lots by Private Treaty

Savills Belfast
Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+44 (0) 28 9026 7820
Email: belfast@savills.ie



HISTORY

Milltown Lodge Farm, an L-shaped complex of single, two and three-storey farm buildings with vaulted ceilings, was constructed c.1857 as the farm buildings to Milltown House. Milltown House, originally known as Milton Lodge, was constructed in the late 18th century. The farm was recorded on the first Ordnance Survey map (1830), which also recorded a formal garden and well with associated buildings to include a boat house, whereby the remains are still present today.

Milltown Farm was initially occupied by a Mr Kennedy Esq, who had vacated the farm by 1837 when the Ordnance Survey Memoirs recorded that Milltown Farm was the residence of Captain Henry Lecky. During the 1840's, Milltown Farm was then occupied by the Rev. James Crawford, the minister of Londonderry Second Presbyterian until his death in 1868.

Following Crawfords death, the dwelling house at Milltown Farm was utilised as a manse by the Rev. Matthew Wilson of Londonderry Second Presbyterian. Wilson remained in the property until 1897 when Milltown Farm was briefly occupied by John McClatchie, a bank manager. By 1901, ownership of the farm had passed to Robert Allen Wilson, a local solicitor and 'Clerk of Crown and Peace' for Co. Donegal. In that year, the census noted that the farm buildings were utilised as two stables, a coach house, two cow houses, two piggeries, two fowl houses and a barn.

The Wilson family retained ownership of Milltown Farm until 1936, whereby it was then acquired by Dr George McCaul and remains in the McCaul family's ownership to this present day. George McCaul then built Milltown Lodge on the site of the former Milton Lodge in 1936, following his acquisition of the farm. Milltown farm buildings were then listed B1 in 1979.

SITUATION

Derry/Londonderry is the second largest city in Northern Ireland and the fifth largest city on the island of Ireland. The city is situated at the mouth of the Lough Foyle adjacent to the border with County Donegal in the Republic of Ireland (ROI). Centred on a hill on the west bank of the River Foyle, the old city is partially contained by well-preserved city walls (completed in 1619) 1.2 miles in circumference. It is about 4 miles (6km) upstream from where the Foyle widens into the Broad Atlantic inlet of Lough Foyle.

The city is located approximately 70 miles Northwest of Belfast via the M2/A6, totalling a journey time of about 1 hour 25 minutes. Letterkenny is located only 20 miles west of Derry/Londonderry via the N13, totalling a journey time of about 40 minutes. Transport throughout the Isle of Ireland is easy with the cities excellent road and rail links. Further the city boast its own deep seaport 'Londonderry Port' and own airport 'Derry City' at Eglinton, with direct daily connections to major UK cities.

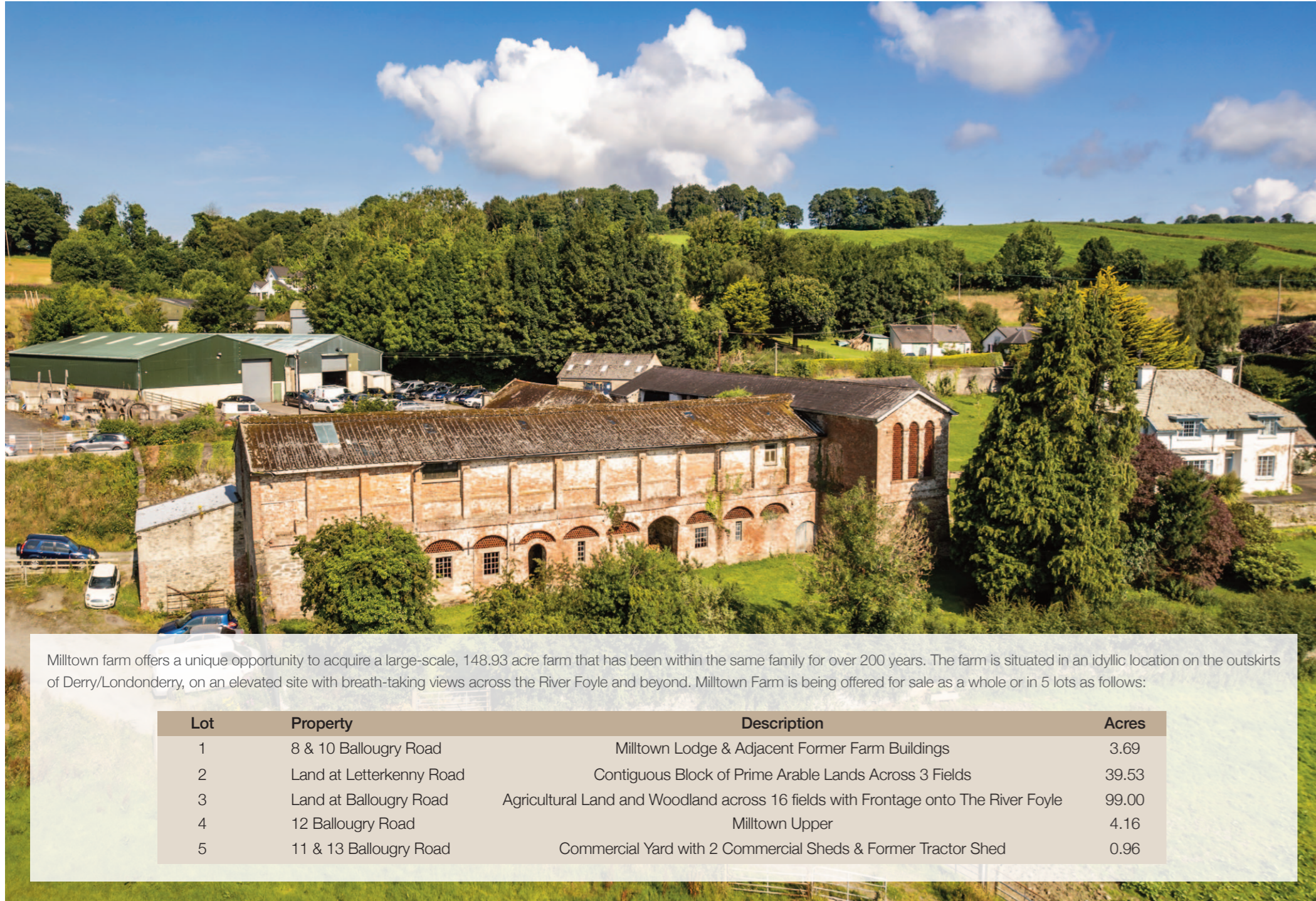
Milltown Farm is located approximately 3.1 miles southwest of Derry/Londonderry on Ballougrly Road. The farm occupies an elevated position in a private, tranquil setting with breath taking views across the River Foyle and Derry/Londonderry City.

An abundance of amenities are located nearby at Foyleside Shopping Centre (2.7 miles), the Richmond Shopping Centre (2.8 miles), Lisnagelvin Retail Park (3.6 miles), and Crescent Link Retail Park (4.7 miles).

For lovers of the outdoors plenty of walks and trails can be found nearby including The Foyle Valley Cycle Route which can be accessed directly from Milltown Farm. This award-winning, 21 mile cycle route connects the historic Walled City of Derry/Londonderry to the border towns of Lifford and Strabane on a mix of traffic-free paths and quiet country roads. Other attractive walks include Brooke Park, Ness Country Park, Prehen Woods and St Columb's Park. Lisfannon Beach in County Donegal is also a short 20-minute drive away on the bay of Lough Swilly.

There is a great selection of both primary schools and secondary schools serving the local area including Ballougrly Primary School, Lisnagelvin Primary, Model School, Foyle College and Lumen Christi College to name a few. Ulster University Magee Campus is also 2.9 miles distant, offering a broad range of undergraduate and post graduate academic degree programmes.





Milltown farm offers a unique opportunity to acquire a large-scale, 148.93 acre farm that has been within the same family for over 200 years. The farm is situated in an idyllic location on the outskirts of Derry/Londonderry, on an elevated site with breath-taking views across the River Foyle and beyond. Milltown Farm is being offered for sale as a whole or in 5 lots as follows:

Lot	Property	Description	Acres
1	8 & 10 Ballougry Road	Milltown Lodge & Adjacent Former Farm Buildings	3.69
2	Land at Letterkenny Road	Contiguous Block of Prime Arable Lands Across 3 Fields	39.53
3	Land at Ballougry Road	Agricultural Land and Woodland across 16 fields with Frontage onto The River Foyle	99.00
4	12 Ballougry Road	Milltown Upper	4.16
5	11 & 13 Ballougry Road	Commercial Yard with 2 Commercial Sheds & Former Tractor Shed	0.96

LOT 1 - 8 & 10 BALLOUGRY ROAD

Lot 1 consists of Milltown Lodge and the adjacent former farm buildings to include a commercial unit, on a total site area of about 3.69 acres.

Milltown Lodge

Milltown Lodge is an attractive, detached period property within a charming setting, constructed 1936 on the grounds of the late 18th century Milltown Lodge. The farm was formerly occupied by Rev James Crawford and then by his son, Samuel Crawford whom Crawford Square to the northeast of the city is named after, prior to being acquired by the McCaul family in 1936. This therefore represents a unique opportunity to purchase a period property, that has not been brought to the market in over 200 years.

Milltown Lodge is accessed via a square stone pillar entrance with pyramidal caps that significantly enhance its character, and is bounded by a stone wall offering heightened privacy. The property is approached via a shared, winding bit-mac driveway, flanked by an array of established trees and hedgerow leading to an abundance of parking to the north of the dwelling.

The two-storey dwelling sits on an elevated site in a mature landscaped setting, with commanding views across the River Foyle. Key external features include the Italian ceramic roof with rolled lead ridges, square headed window openings with concrete sills, and metal framed windows.

The property extends to a total of about 2,613 sq. ft, and offers generous and flexible accommodation as set out in the accompanying plans. The bright entrance hall gives access to the two main reception rooms positioned to the front of the house, including a sitting room and lounge. The sitting room features a working fireplace, a side door leading to the south garden, decorative coricing, and a large 7 bay window with window seats, to maximise the river views. The lounge is connected to the kitchen/dining room, and offers a sense of a 'breakout' space via a half partition wall with decorative fireplace.

The kitchen was recently installed in 2020 and includes an extensive range of floor and wall mounted units, as well as built in appliances, with a spacious dining area ideal for entertaining. Further accommodation on the ground floor includes a study/home office with separate access if required, a cloak room and a WC.

The bedroom accommodation is laid out on the first floor and comprises the master bedroom with ensuite and built in closet, as well as 3 further spacious double bedrooms (1 en-suite). The main family bathroom with freestanding roll top bath is also located on the first floor, along with both a study/nursery and a laundry store.

Externally, the house sits southeast facing amidst mature garden grounds laid to lawn. A former boathouse is located to the front offering a unique decorative feature. There is a large garage to the north of the dwelling, that is connected to Milltown Lodge via a covered yard area in which there are also 2 stores. The garage is built in the style of the house with a unique articulated wooden door.

Former Farm Buildings

Located immediately adjacent to Milltown Lodge is a detached one, two and three storey multi bay red brick farm building constructed c.1857 as the farm buildings to Milltown House (formerly Milton Lodge). The gradient slopes up towards the Ballougry road, whereby the building then changes from two/three storey to single storey in height, with a raised courtyard and an enclosed sunken yard to the west. A laneway off the Ballougry Road runs to the rear of the farm buildings and provides direct access to the Foyle Valley Cycle Route and to the river.

The L-shaped complex is listed B1 and is characterised by segmental and round-arched openings formed in gauged brick with terracotta half-pipes arranged in a honeycomb pattern to form ventilation panels. On the eastern elevation, the brick work forms a ground floor with vaulted ceilings and provides access to the sunken yard area.

Whilst the farm buildings have not been used for agricultural purposes in many years, there is a floored workshop to the north elevation that can be accessed directly from the garden of Milltown Lodge, along with a commercial shed currently utilised as a car sales showroom, however vacant possession will be granted upon or prior to completion of sale.

Milltown farm buildings also benefit from previous planning permission and listed building consent for a change of use from an existing redundant agricultural building into 11 housing units and ancillary works under planning reference A/2003/0502/LB. Planning documents can be made available upon request. The buildings may also be suitable for alternative uses such as a unique wedding venue, subject to the relevant permissions.





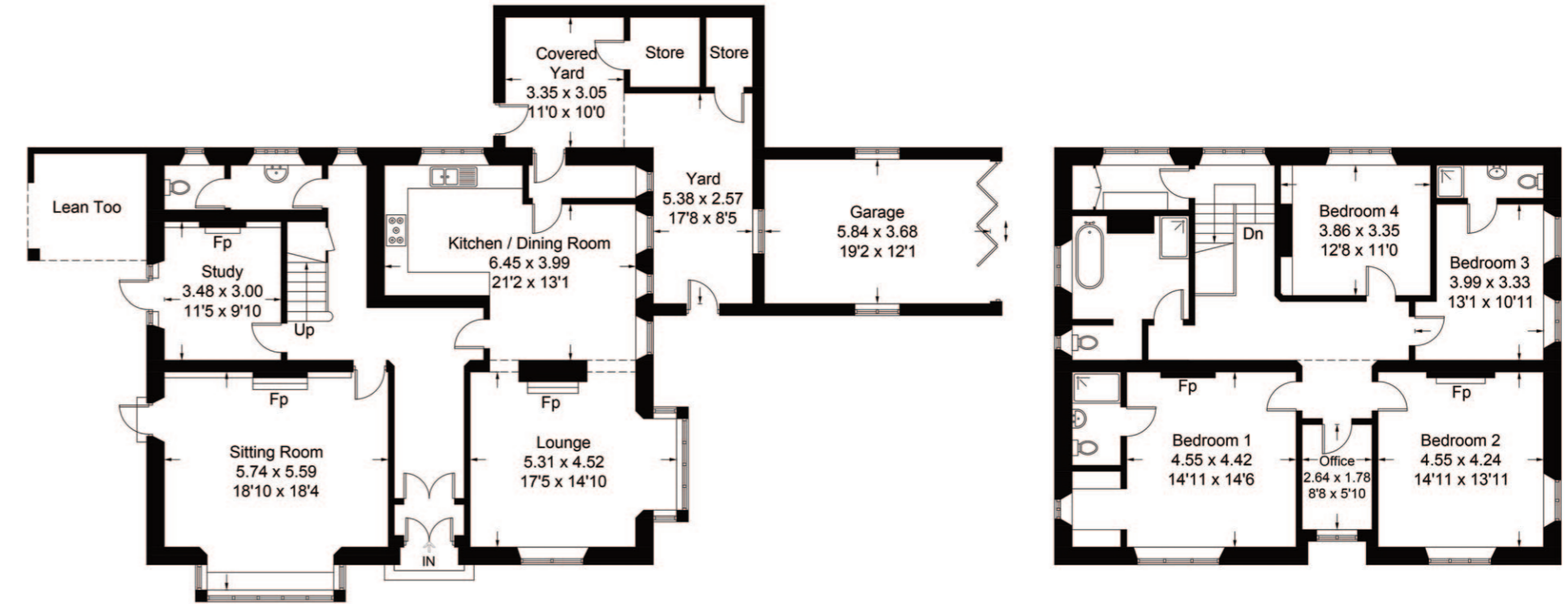
MILLTOWN LODGE

Approximate Gross Internal Area

Main House - 300.7 sq m / 3,237 sq ft (including garage)

242.8 sq m / 2,613 sq ft (excluding garage/stores/yards)

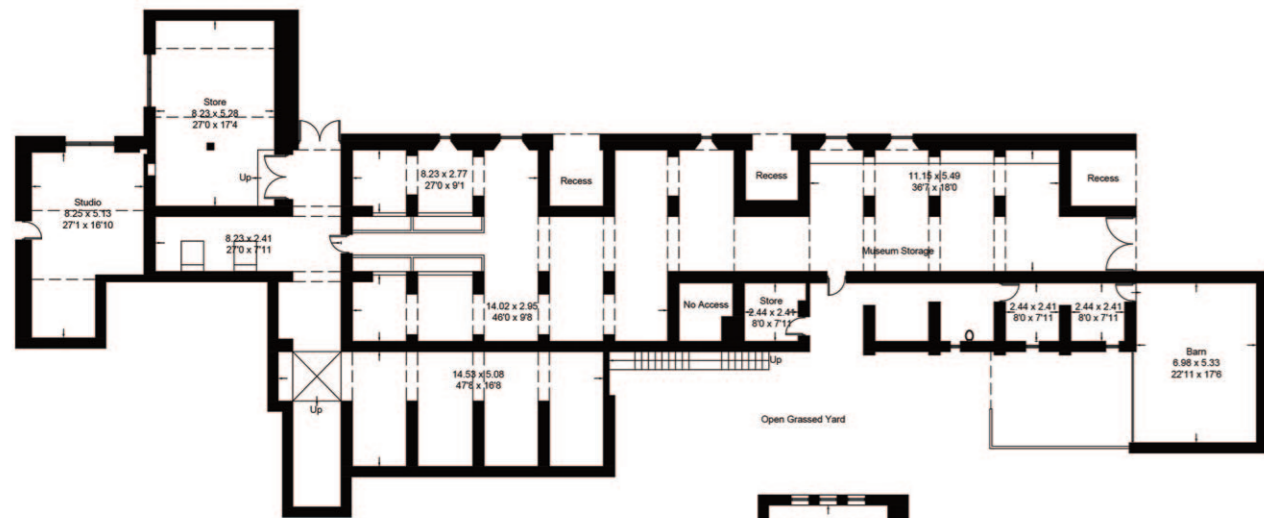
Illustration for identification purposes only, measurements are approximate, not to scale



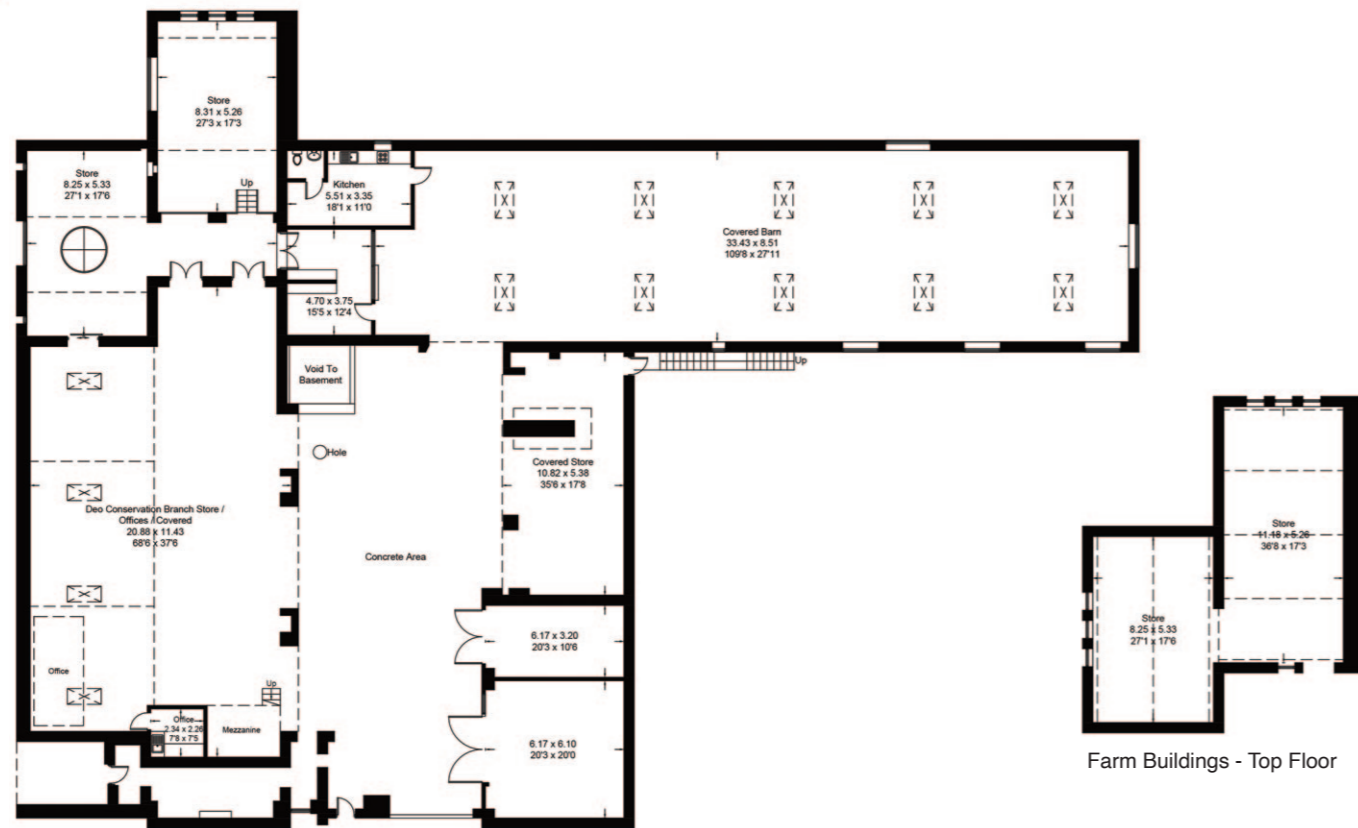
Milltown Lodge - Ground Floor

Milltown Lodge - First Floor

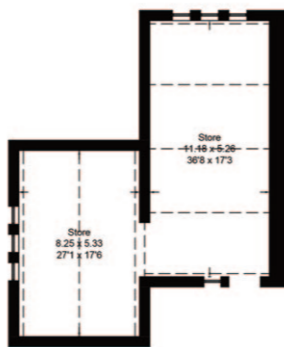
MILLTOWN FARM BUILDINGS



Farm Buildings - Basement Floor



Farm Buildings - Ground Floor



Farm Buildings - Top Floor



Approximate Gross Internal Area
 Farm Buildings - Basement Floor - 506.5 sq m / 5,452 sq ft
 Farm Buildings - 1,091.5 sq m / 11,312 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale



LOT 2 – LAND AT LETTERKENNY ROAD

Lot 2 consists of about 39.53 acres of prime arable land which is in close proximity to the development limit of Derry/Londonderry. The free draining, good aspect productive farmland is laid out over 3 fields, with each of a practical shape and size for modern agriculture.

The lands are currently laid in grass and the topography is gently undulating, ranging in elevation from about 37m metres (121.39 feet) above sea level at the south of the lands to about 63 metres (206.69 feet) above sea level at the north of the lands. The land lies within a continuous block and is accessed directly from The Letterkenny Road.



LOT 3 – LAND AT BALLOUGRY ROAD

Lot 3 is an extensive parcel of land, spanning to about 99.00 acres in total. The land is located off the Ballougrgy Road and Letterkenny Road, and lies either side of the Foyle Vally cycle route, extending down to the Foyle River, to include a two mile strip of shoreline. There are over 20 types of tree species planted in the woodlands including oak, birch and willow.

The agricultural lands are currently laid in grass and benefit from automatic water drinkers throughout. The fields are accessed off both the Ballougrgy Road and Letterkenny Road, with the lower fields accessed off the cycle track. There is a Small Woodlands Grant Scheme in place and further details can be made available upon request.

The topography is a mixture of flat and gently undulating lands, ranging in elevation from about 5m (16.40 feet) above sea level to the east, to 14m (45.93 feet) above sea level to the west.



LOT 4 – 12 BALLOUGRY ROAD

Lot 4 comprises Milltown Upper, a detached 3-bed bungalow on an elevated site with unimpeded views across the Foyle river, the city and beyond. Milltown Upper is accessed via a private, stone pillar entrance and approached via a sweeping tarmac driveway flanked with an array of trees, leading to ample parking to the front of the property.

The property was constructed in c.2000 and has been expertly designed and positioned to maximize the views of the River Foyle and surrounding countryside. The accommodation extends to a total of about 2,533 sq. ft, offering well balanced proportions suitable for modern family living.

This family home is centred around the kitchen/dining room which flows from a large sunlight entrance hall with wooden flooring throughout. With floor to ceiling pitched windows allowing for breath-taking views and an abundance of natural light, the kitchen includes an extensive range of floor and wall mounted units, as well as built in appliances, and a glass door leading out to the front patio area. The family sitting room is accessed off both the kitchen and the hallway, and benefits from equally impressive views. It features a woodburning stove and an adjoining conservatory, creating an excellent space for entertaining.

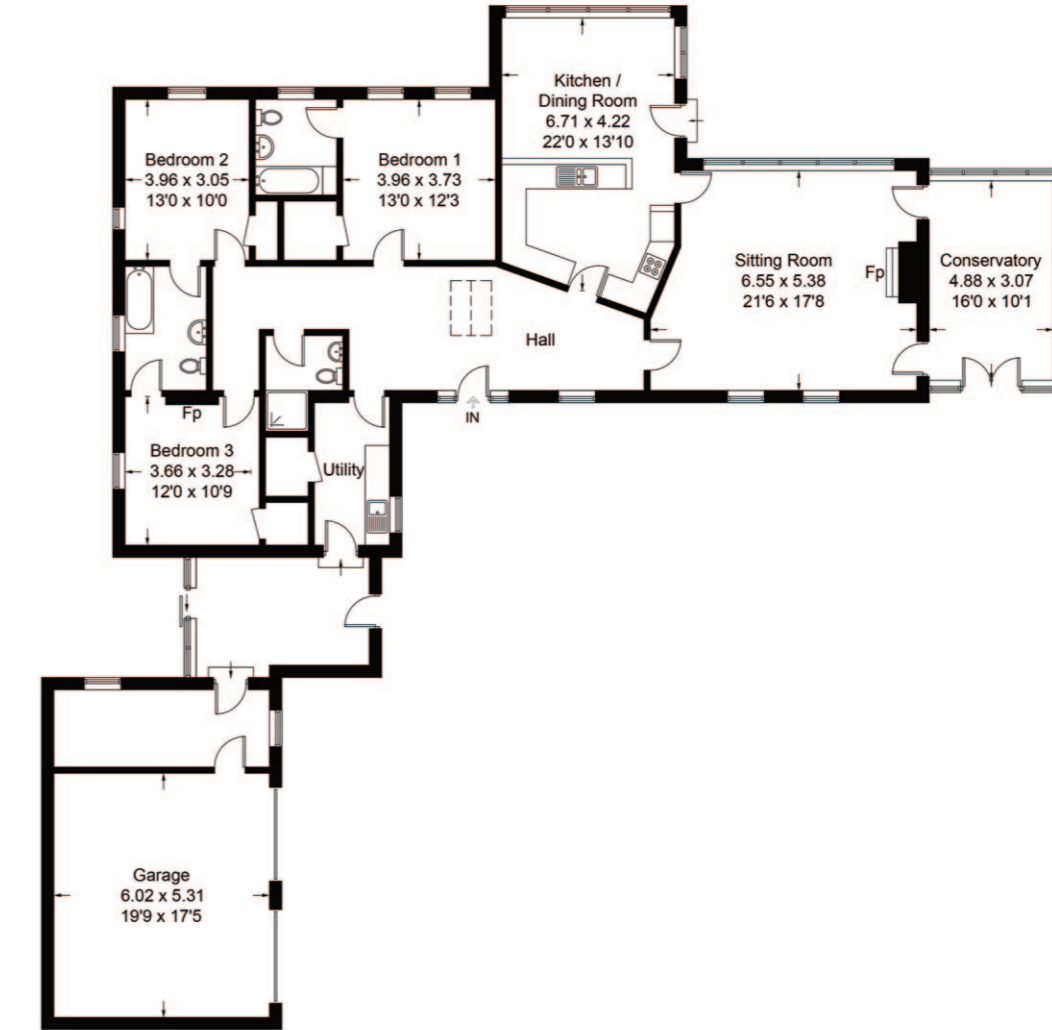




MILLTOWN UPPER

Approximate Gross Internal Area
235.3 sq m / 2,533 sq ft (including garage)

Illustration for identification purposes only, measurements are approximate, not to scale



Ground Floor

The bedroom accommodation is accessed off the spacious hallway and includes a master bedroom with en-suite, and two further double bedrooms with a jack and jill bathroom. Further accommodation includes a family bathroom/wet room and utility. Milltown upper also benefits from an integral 2 car garage with electric roller shutter doors, connected to the dwelling via two store rooms.

Externally, the house faces north-east amidst established garden grounds on an extensive plot of about 4.16 acres. The grounds include a large wildlife pond and a wooded area with paths throughout, featuring an extensive variety of trees and plants. Milltown upper also benefits from direct access to the Foyle Valley Cycle Route.

The property not only lends itself for a family home, but also as its current use of Airbnb accommodation or holiday accommodation, given its proximity to the city and a number of tourist attractions. A pre-planning discussion (PAD) was previously undertaken for 6 glamping pods north-west of Milltown Upper within the wooded area and drawings can be made available upon request.



LOT 5 – 11 & 13 BALLOUGRY ROAD

Lot 5 consists of a self-contained commercial yard on a site area of about 0.96 acres, with two commercial sheds and a former tractor shed. The two commercial sheds are of steel portal frame construction and extend to about 5,642 sq. ft and 4,410 sq. ft. The sheds further benefit from electric roller shutter doors 4.7m tall by 4.35m wide and 4.6m tall by 4.25m wide respectively, vehicle inspection pit and WC facilities.

Whilst currently commercial sheds, the sheds would also be suitable for modern agricultural uses, subject to the relevant permissions. The area of hard stand and generous entrance way coupled with the sites location, make it an accessible property adjacent to the border.

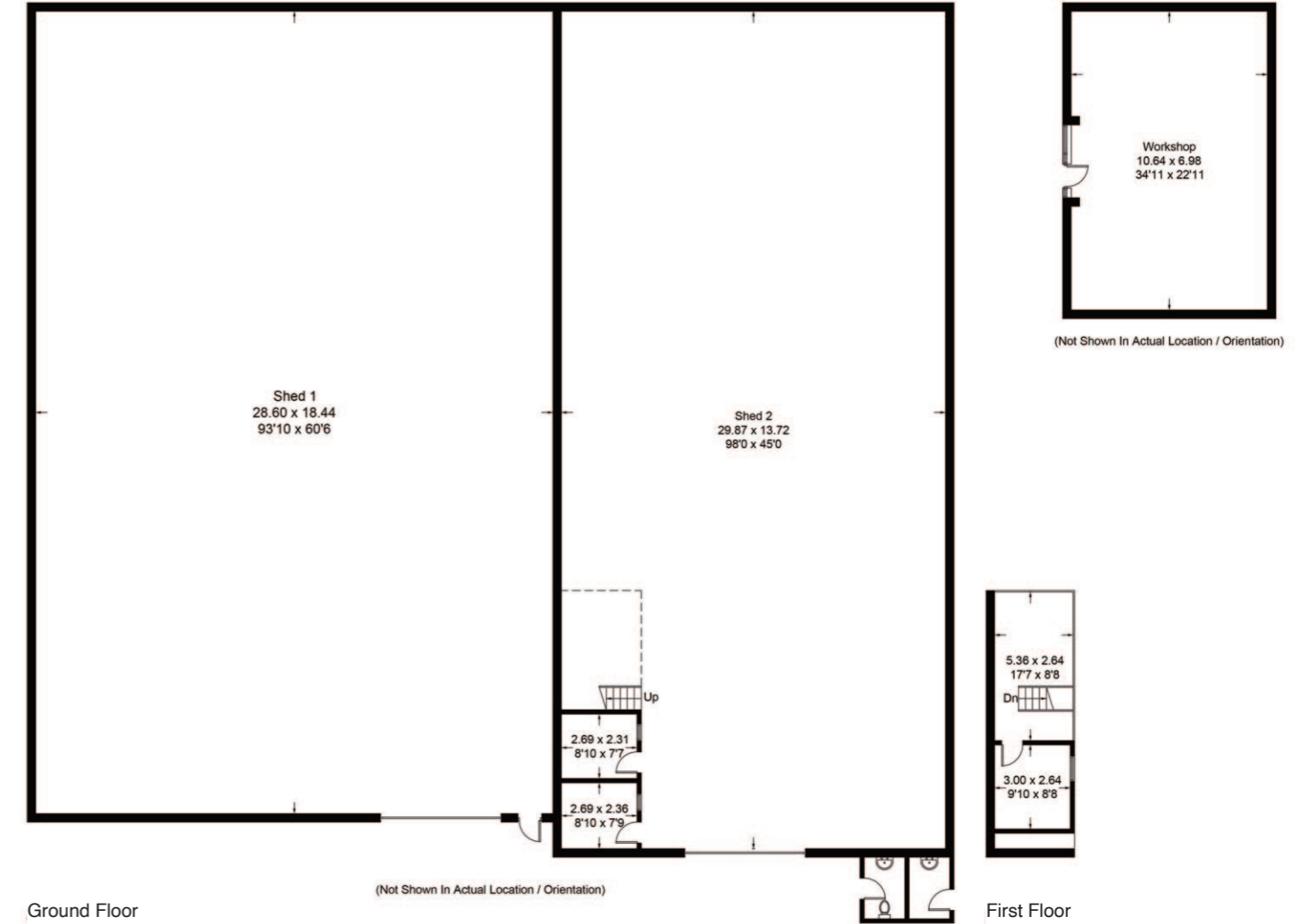
The former tractor shed is located immediately adjacent to the yard entrance and extends to about 745 sq. ft, with cattle handling facilities including a cattle crush to the rear. Whilst currently utilised as a store, the shed may be suitable for a workshop or farm shop, subject to the relevant permissions.



11 & 13 BALLOUGRY ROAD

Approximate Gross Internal Area
 Shed - 976.2 sq m / 10,508 sq ft
 Workshop - 74.7 sq m / 804 sq ft
 Total - 1,050.9 sq m / 11,312 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale



GENERAL REMARKS & STIPULATIONS

Viewings

Strictly by appointment by the sole selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX

Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

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 the property is BT48 9XJ.

Airports

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

City of Derry Airport (www.cityofderryairport.com)

Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

Babingtons Solicitors, 9 Limavady Road, Derry/Londonderry, BT47 6JU.

Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, 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.

Sale details

The property is being offered for sale as a whole or in the following lots with the below guide prices:

Lot 1 – 8 & 10 Ballougry Road: £625,000

Lot 2 – Land at Letterkenny Road: £700,000

Lot 3 - Land at Ballougry Road: £500,000

Lot 4 – 12 Ballougry Road: £425,000

Lot 5 – 11 & 13 Ballougry Road - £300,000

Whole: £2,550,000

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.

Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are as follows:

8 Ballougry Road – £3,000.24

10 Ballougry Road – £5,007.06

12 Ballougry Road – £2,311.30

11 Ballougry Road – £4,272.69

13 Ballougry Road – £5,374.24

Energy Performance Certification

8 Ballougry Road – E51

10 Ballougry Road – D87

12 Ballougry Road – D56

11 Ballougry Road – D84

13 Ballougry Road – C58

Services

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Historic Building Listing

Milltown Lodge Farm Buildings – B1 (ref: HB01/12/010)

Entry & Possession

Entry is by agreement.

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

Best Offers 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.

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.

VAT

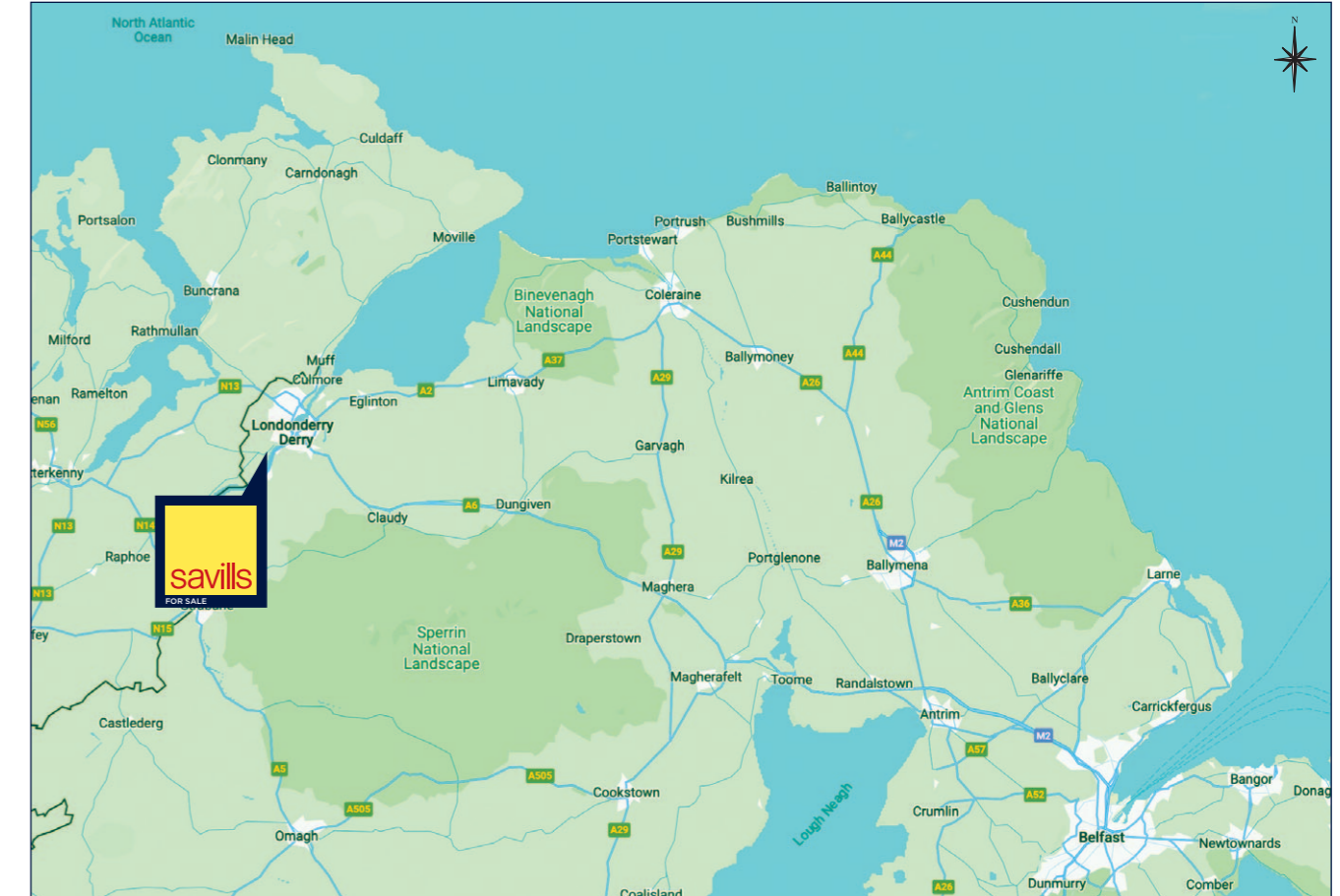
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property 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 themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Savills (UK) Ltd AC0000822290

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that:

(i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract.

(ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

(iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

Brochure prepared July 2024.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:

NEAL MORRISON

T: +44 (0) 28 9026 7824

Email: neal.morrison@savills.ie

MEGAN HOUSTON

T: +44 (0) 28 9026 7826

Email: megan.houston@savills.ie

ALEX PELAN

T: +44 (0) 28 9026 7829

Email: alex.pelan@savills.ie

