

ALTAFORT

62 SKEAGH ROAD DROMORE CO. DOWN BT25 2QB

**VALUABLE 100 ACRE RESIDENTIAL FARM WITH GEORGIAN RESIDENCE
FOR SALE AS ONE OR MORE LOTS**



This quality farm is situated approximately 5.8 miles from the A1 and 3.3 miles from Dromore.

Altafort was built in 1820 and consists of a five bedroom, three reception room farmhouse, occupying an elevated position overlooking the surrounding countryside.

**Guide Price: Offers around £2,600,000
Closing Date for offers: Thursday 23rd January 2025**

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❑ FARMHOUSE- ALTAFORT 62 SKEAGH ROAD DROMORE



This attractive Georgian residence is approached from the Skeagh Road by a dual avenue and enclosed within mature woodland, nestled amongst the land holding is an impressive five-bedroom Georgian home offering a vast array of period features, style and charm.

The residence is listed (Grade 2). On entering the property, you will be met with a welcoming entrance hall with double height ceilings. The hallway gives access to reception rooms on both sides, both rooms with fireplaces, ceiling cornicing and twelve pane sash windows. To the rear of the house a comfortable sitting room with cosy wood burning stove overlooking the side and rear gardens. The rear hallway under the stairs gives access to the kitchen/dining room with oil fired AGA cooker, plenty of room for a family sized dining table and access into a large pantry for additional storage. The rear hall also includes a boot room with side door access and a w/c.

Moving up the impressive, curved staircase there are two large double bedrooms overlooking the front of the house with stunning countryside views, and additional single bedroom to the front, another large double bedroom overlooking the rear garden and an additional hallway leading to the main house bathroom, hotpress and fifth bedroom

Externally, this impressive residence is set within mature landscaped gardens, accompanied by a three bedroom flat, driveway, courtyard and collection of outbuildings and stables as shown in the drone imagery

This property would make the perfect family home for someone looking for more space and their 'forever' home in a stunning countryside setting.







❑ FLOOR PLAN





Floor 2

Approximate total area 3296.77ft²

ENERGY PERFORMANCE CERTIFICATE 62 SKEAGH ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	20 G

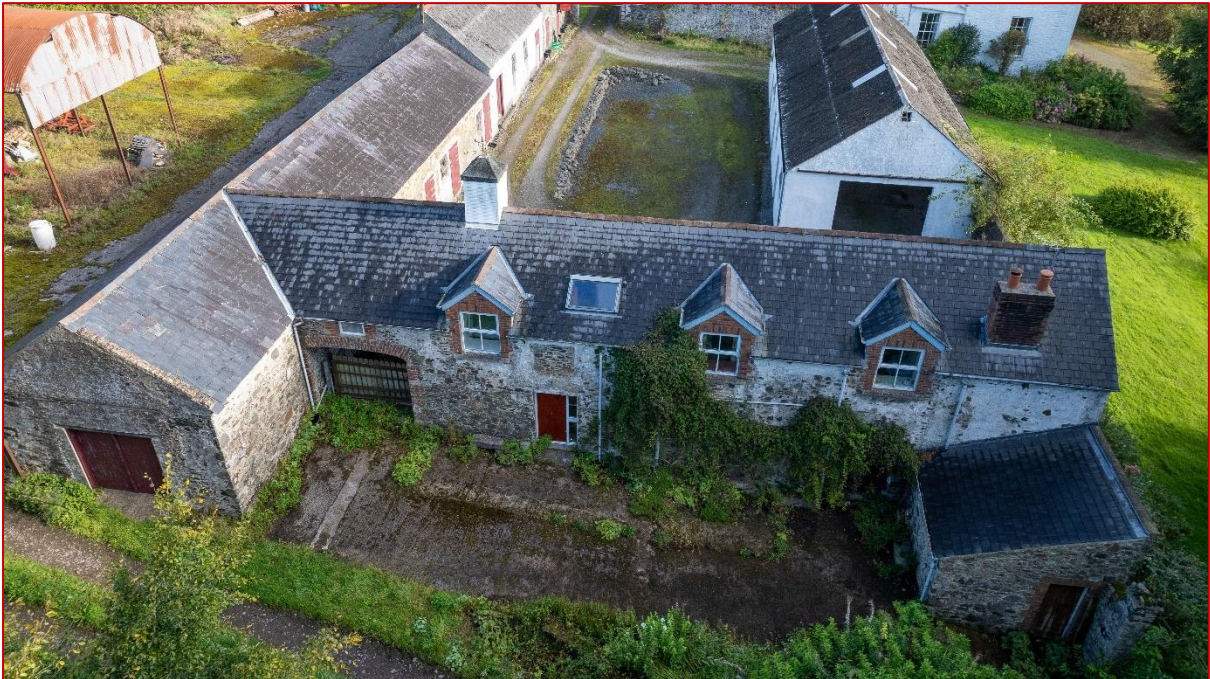
The graph shows this property's current and potential energy rating.

❑ FARMYARD & ADDITIONAL SPACE

In addition to the main farm house there is a three-bedroom first floor flat in good condition to the rear of the farmyard. The accommodation consists of a downstairs w/c, on the first floor three bedrooms, kitchen, living room and main bathroom.

We are advised by the vendor that this flat has no planning consent or building control approvals. This building was previously out offices and converted into residential and is being sold without planning or building control approvals.

The rest of the farmyard is made up of a collection of useful out buildings including 4 link hay shed, large garage, tool shed, stables and large courtyard. Both courtyard buildings running north and south extend to around 6,000sqft. The steading is conveniently located at the centre of the holding providing easy access to the surrounding land.



Former outbuilding converted to a 3-bed flat.

❑ AGRICULTURAL LAND

The farmland is of excellent quality and is laid out in large well drained fields in a high state of cultivation, the majority of the land is let in conacre for winter crop and a small portion of grassland which is used for taking 3 cuts of silage.

These lands are a desirable investment due to their locality, access to the county road and their current state of fertility in a well-known progressive farming part of County Down.



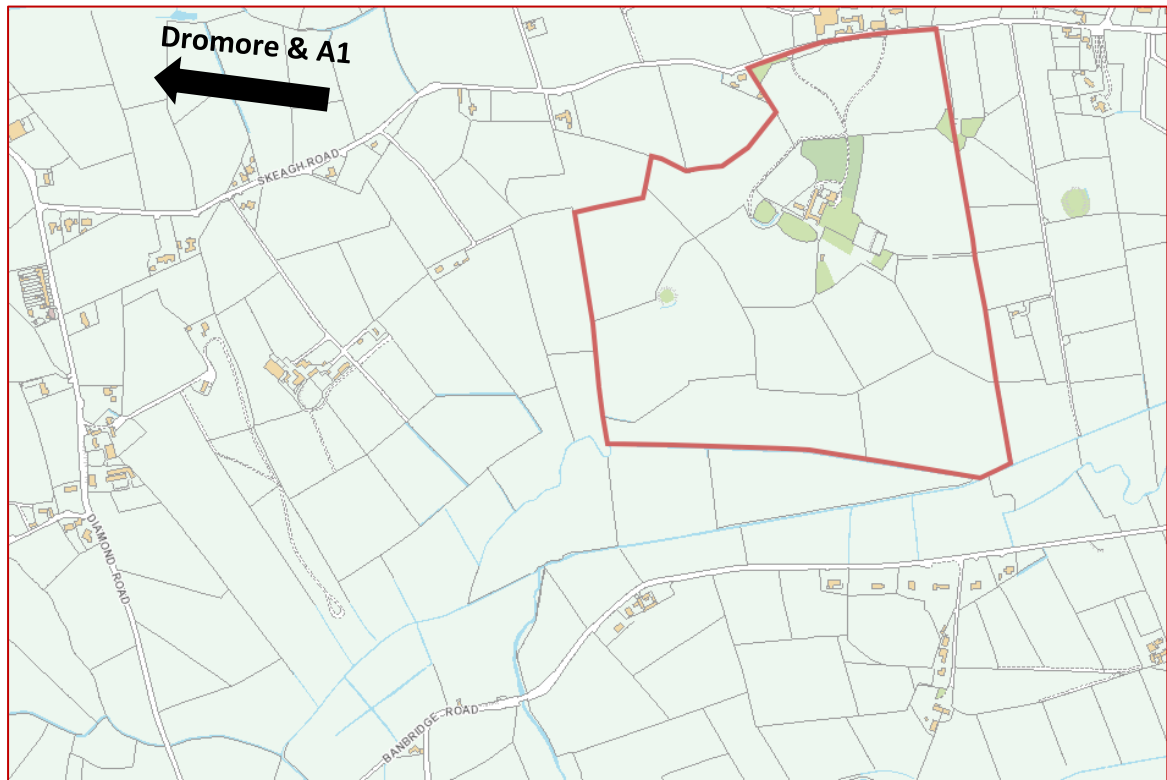
❑ PLANNING

There are currently no planning approvals or application for building sites on these lands.

Intending purchasers are advised to seek their own independent advice on planning, should they so desire.

❑ LOCATION

From Dromore take Pound Hill Road for approximately 0.2 miles, continue on the Diamond Road for approximately 1.9 miles before turning left onto Skeagh Road, proceed along for 1 mile and the property will be located on your right-hand side.



❑ TITLE

The title to Altafort is registry of deeds.

❑ SINGLE FARM PAYMENT

Single farm payment entitlements will not be included within the sale. The current tenant claims SFP on approximately 93 acres excluding field 16 (wood).

❑ WATER

The house and lands are currently serviced by one mains water supply however should any of the lands be purchased separately from the farmhouse, the new land buyer(s) will be responsible for establishing their own mains water supply.

❑ LOTS

Intending buyers who wish to acquire part of the lands may specify the Field Nos they prefer (as per the DARD map) and offer accordingly as these lands may be sub-divided.

For example should a buyer require the residence and some land then fields 1B,2,6 15 & 16 could be one possibility providing around 23 acres in addition to the 6.3 acres of woodland and gardens. (Total 29.3 acres).

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.



❑ VACANT POSSESSION

The agricultural lands are currently let until 1-11-25. As most of the lands are in winter cereals, completion of the lands could take place around 28th March 2025 and the purchaser take over the conacre rent on the basis of a 25%/75% spilt of conacre rent in favour of the purchaser (£14,000 in 2024). Please note this is not fixed and may be negotiable.

❑ VENDOR'S SOLICITOR

Patrick A. White, Crawford Lockhart Black, 7/11 Linenhall Street Belfast BT2 8AA
patrick.white@clbsolicitors.com

❑ VIEWING

Farmhouse and yard	By appointment only with selling agent
Lands	By inspection at any time, subject to confirmation of date and time with the agent.

❑ CLOSING DATE FOR OFFERS

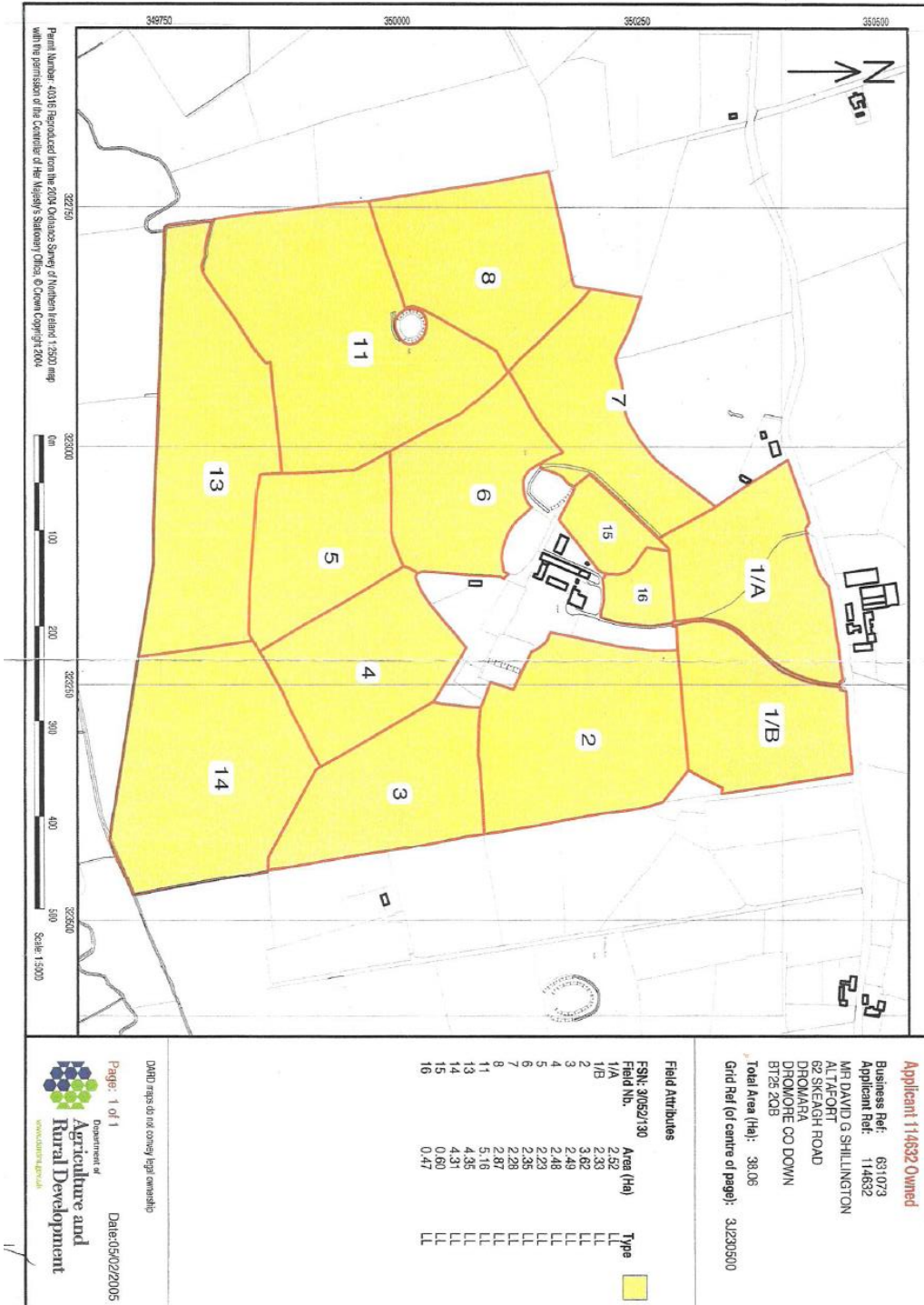
Thursday 23rd January 2025

❑ GUIDE PRICE

Offers around £2,600,000

DARD MAP

House on 9 acres includes the white area and fields 15 & 16, accessible through field 1A & 1B in the event that intending buyer of residence would like to acquire additional land over and above fields 15 & 16, please discuss with the selling agent.



□ AREA AROUND RESIDENCE EXCLUDED FROM DARD MAP & Field 16 (Wood) (C.7.46 acres)

