

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

Hewitt

PROPERTY AGENTS

FOR SALE
OLD EGLISH ROAD, DRUMGORMAL, DUNGANNON BT71 7PG



**AN EXTENSIVE YARD OF MODERN COMMERCIAL & AGRICULTURAL
BUILDINGS WITH EXCELLENT CATTLE, POULTRY & STORAGE FACILITIES**

www.jamcclelland.com



An extensive yard of modern commercial & agricultural buildings with excellent cattle, poultry and storage facilities in a convenient location close to Dungannon, $\frac{1}{2}$ mile from the M1, approx. 12 miles from Armagh and approx. 45 miles from Belfast.

Accommodation includes; a modern slatted cattle house (184'x100') with capacity for approx. 1000 head of cattle with excellent covered handling facility adjoining and waste separator. Range of general purpose buildings; building 1 (200'x100'), building 2 (200'x80'), building 3 (200'x80') together with an open sided building (70'x36') and four poultry houses with a capacity for approx. 40,000 broilers.

Buildings are surrounded by an extensive concrete yard and there is a small office/ kitchen area with separate wc. This a highly versatile complex and could lend itself to a range of alternative uses, subject to the necessary planning permissions and consents being obtained.

PRICE: P.O.A.

VIEWING: Strictly by appointment



Accommodation

CATTLE HOUSE 184' x 100'

Slatted shed for approx. 1000 head of cattle, 2 electric roller shutter doors, central feed passage, 11 pens either side with race behind pens to handling facility, rubber matted areas in pens, perforated tin cladding and fans providing good ventilation, tank capacity for approx. 131,000 gallons.

HANDLING FACILITY 75' x 117' (to include area of covered midden)

Fully covered handling facility connecting to the cattle house, galvanised holding pen with race, crush and 'Globeweigh' system. Also, 6 pens, partially slatted with rubber matting, and external feed passage along side of shed.

GENERAL PURPOSE BUILDING 1 200' x 100'

With 2 electric roller shutter doors, steel portal frame, partial concrete shuttering and tin cladding, solid concrete floor.

GENERAL PURPOSE BUILDING 2 200' x 80'

With electric roller shutter door, steel portal frame & solid concrete floor.



GENERAL PURPOSE BUILDING 3 200' x 80'

A lean to building of recent construction adjoining building 2 with solid concrete floor.

OPEN SIDED BUILDING 70' x 36'

Open sided building with part block built and tin clad walls and solid floor.

POULTRY SHED 1 152' x 38'

POULTRY SHED 2 119' x 38'

POULTRY SHED 3 119' x 38'

POULTRY SHED 4 119' x 38'

(Total capacity for approx. 40,000 broilers.)

OFFICE/ KITCHEN

Open plan office/ kitchen area with separate wc.

UNDERGROUND TANK with slurry capacity for approx. 289,000 gallons.

QMAC FEED BINS

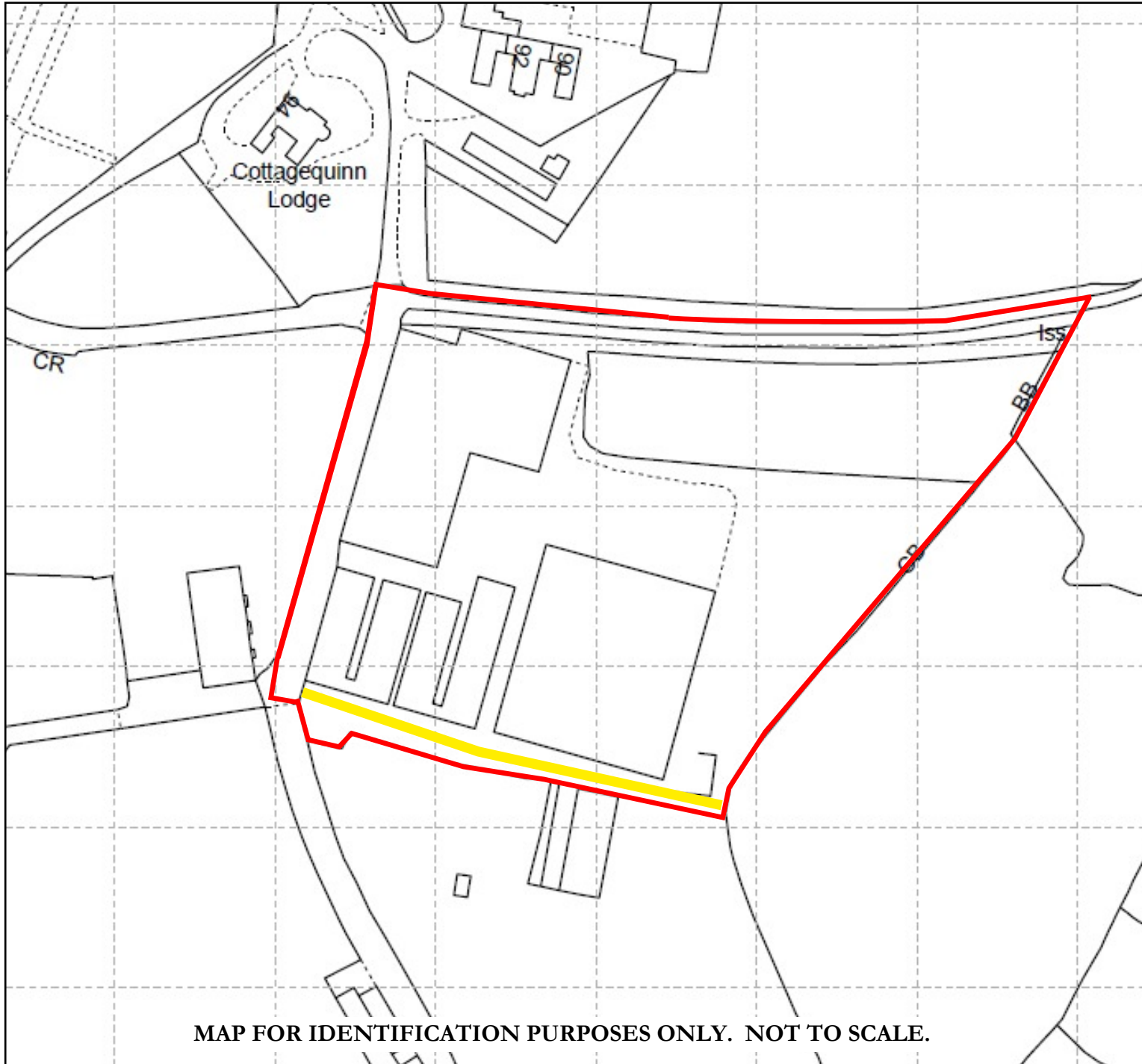
SLURRY SEPARATOR SYSTEM

CCTV & ALARM SYSTEM INSTALLED

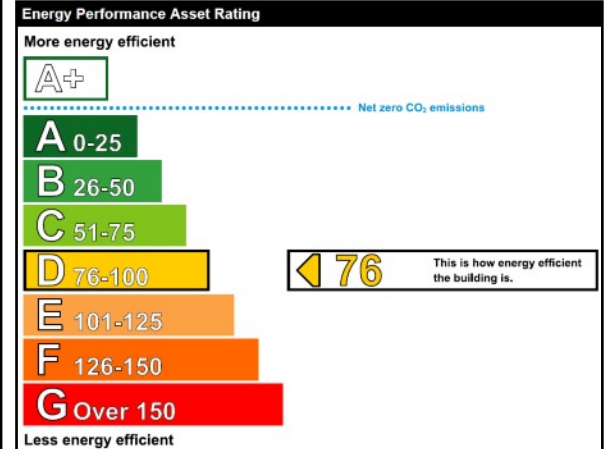








ENERGY PERFORMOMANCE CERTIFICATE



TELECOM MAST

A telecom mast is located on the site and is included in the sale. This is held under a 20 year lease which commenced in 2011 with a rent of £4,000 per annum.



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2 Doagh Road, Ballyclare, BT39 9BH

Tel. 028 9335 2727 Fax. 028 9334 2447

Email. sales@jamcclelland.com

www.jamcclelland.com

Hewitt
PROPERTY AGENTS

2 Mowhan Road, Markethill, Armagh

Tel: 028 3755 1941

Email: info@hewittproperty.co.uk

www.hewittproperty.co.uk

Please note: - All areas, measurements, photographs and maps are provided for indicative purposes only.

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