



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**Hewitt**

PROPERTY AGENTS

**FOR SALE**  
**OLD ENGLISH ROAD, DRUMGORMAL, DUNGANNON BT71 7PG**



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

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



*Cattle house*

**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 1*

**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**

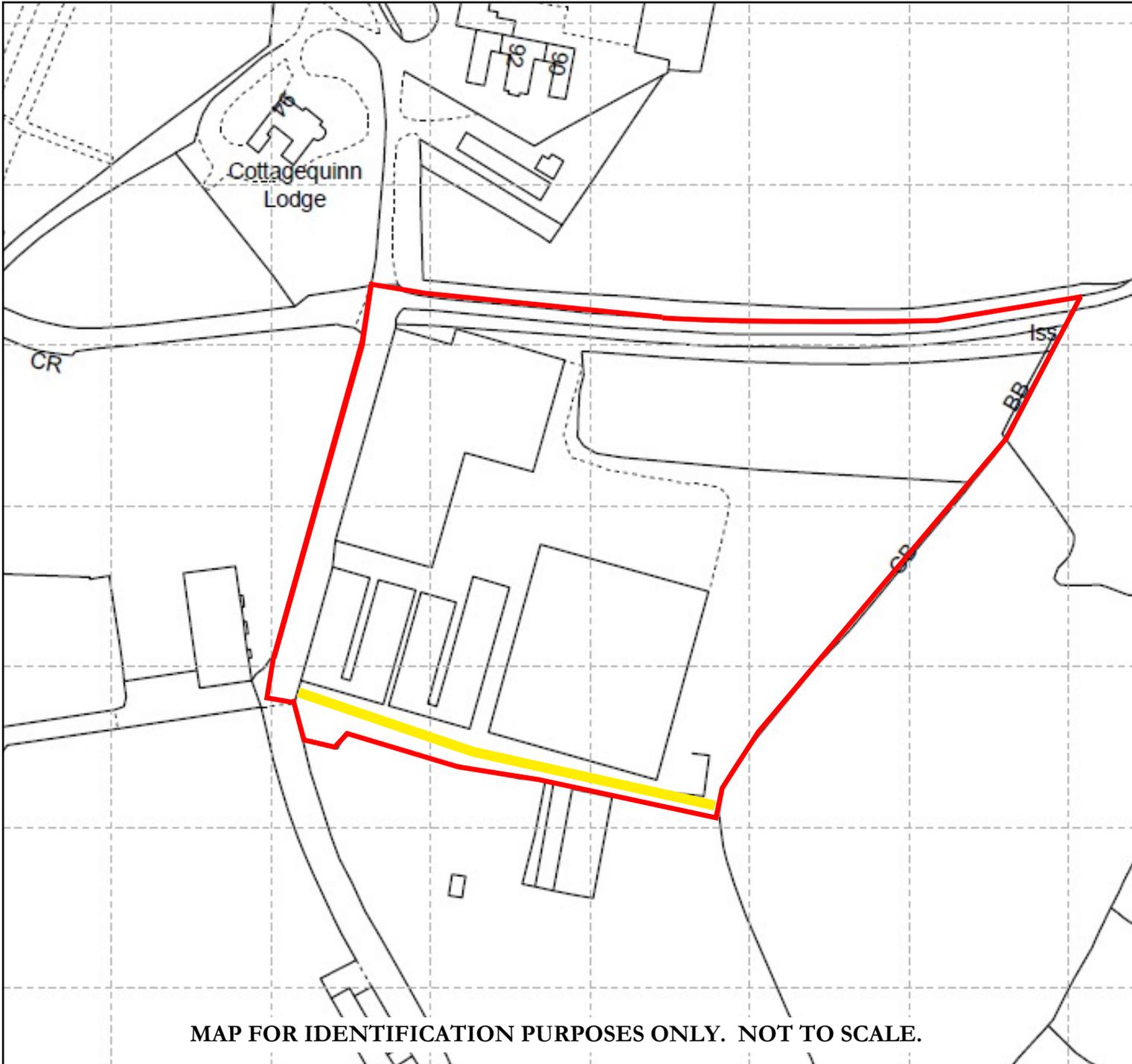
**SLURRY SEPARATOR SYSTEM**

**CCTV & ALARM SYSTEM INSTALLED**









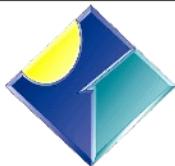
## ENERGY PERFORMANCE CERTIFICATE



## 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.

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



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

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