



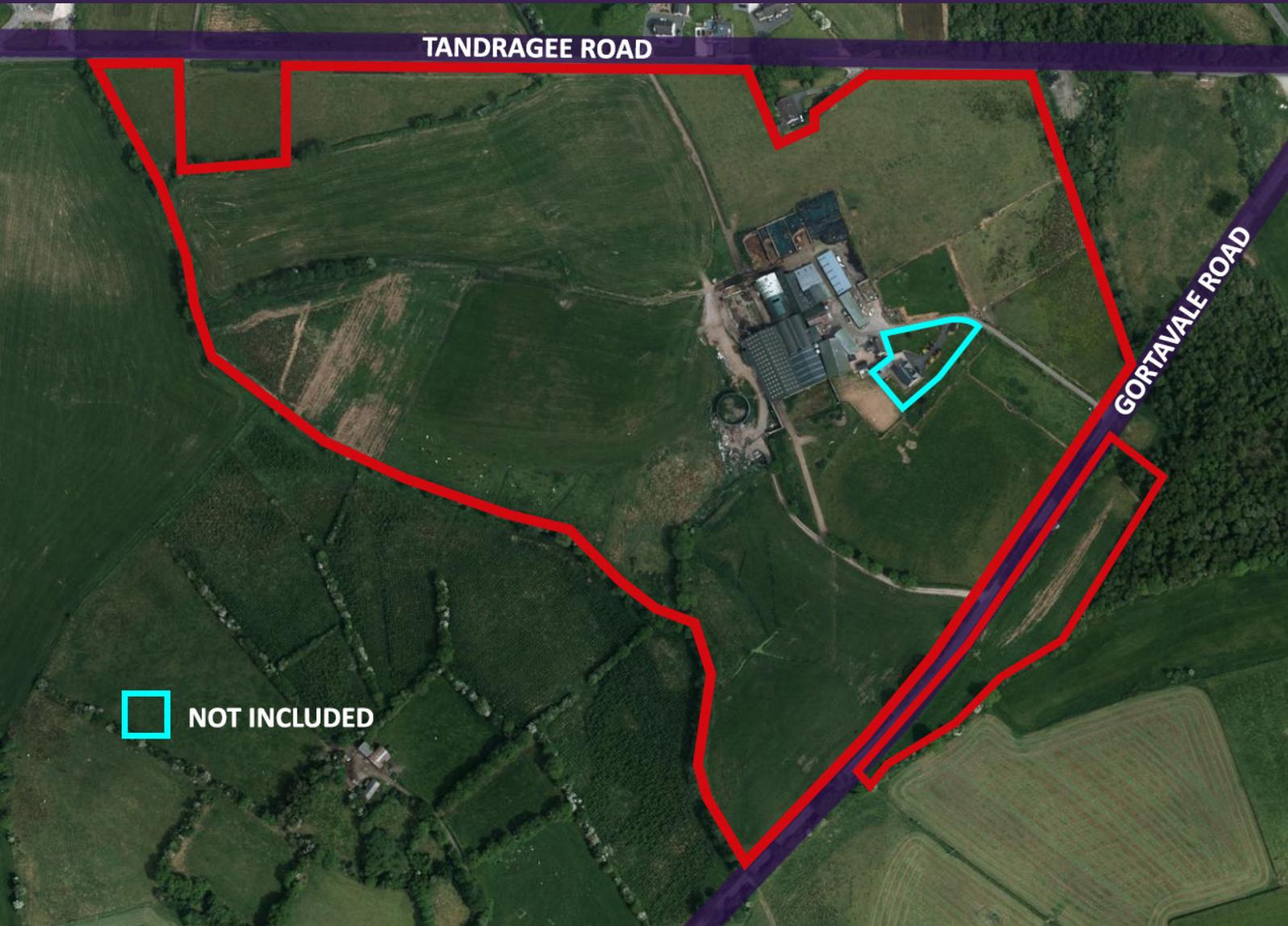
Instinctive
Excellence
in Property.

For Sale

Dairy Farm 53 Acres
Extensive Dairy Facilities and Dwelling

5 Gortavale Road
Dungannon
BT70 3HW

DAIRY FARM



 NOT INCLUDED

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5 Gortavale Road
Dungannon
BT70 3HW

DAIRY FARM

EPC



Location

The agricultural holding is located between the towns of Dungannon (which is approximately 7 miles southeast) and Cookstown (which is located 8 miles northeast of the property).

The farm is accessed off the Gortavale Road which connects the Tandragee Road and the Tullyaran Road and is approximately 3.5 miles north of Donaghmore village.

Description

The active holding comprises a dairy farm holding on a total of 53 acres primarily in a single block with extensive dairy facilities providing housing for approx. 350 herd with ancillary calving and store facilities. A small parcel is located opposite the main entrance on the Gortavale Road.

The piecemeal complex comprises a series of interconnected sheds along with cantilever cubicles with mattresses, calving pens/sheds, handling facilities, and other related facilities. They have slatted bases with automatic scrapers and tanks underneath, block walls, central feed passageways, and steel frame construction.

Other facilities include 550,000-gallon steel silo container, 6 open silos, 18-point swing milking facility with 22,000 litre milk tanker.

To the rear of the dwelling is a sand paddock.

In addition, the property provides a farm dwelling which is centrally located within the holding. The age and condition of the extensive sheds vary and the dwelling requires final fix prior to occupation.

The farm is located off the Gortavale Road with separate dwelling and yard access points and an access off the Tandragee Road to the rear. The holding has extensive road frontage to both roads.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Acres	Hectares
Total land area including extensive dairy farm facilities and dwelling	53	21.45

Note the dwelling adjacent at 3 Gortavale Road is not included in the sale.

Rates

We have been advised by the Land and Property Services of the following rating information:

Capital Value (Dwelling - 5 Gortavale Road): £55,000

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

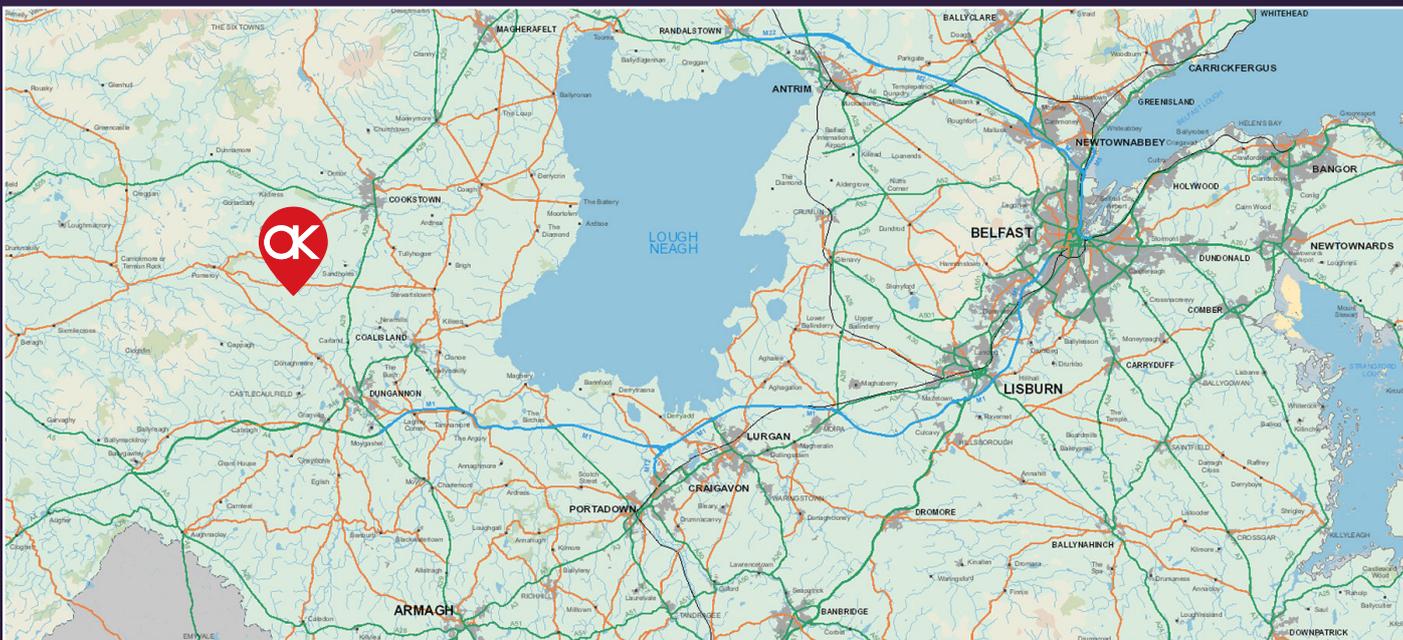
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

Sale Details

Price on application.

The property is being offered for sale on a private treaty basis. We would recommend genuinely interested parties register their interest directly with the sole agent.





FOR IDENTIFICATION PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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