



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

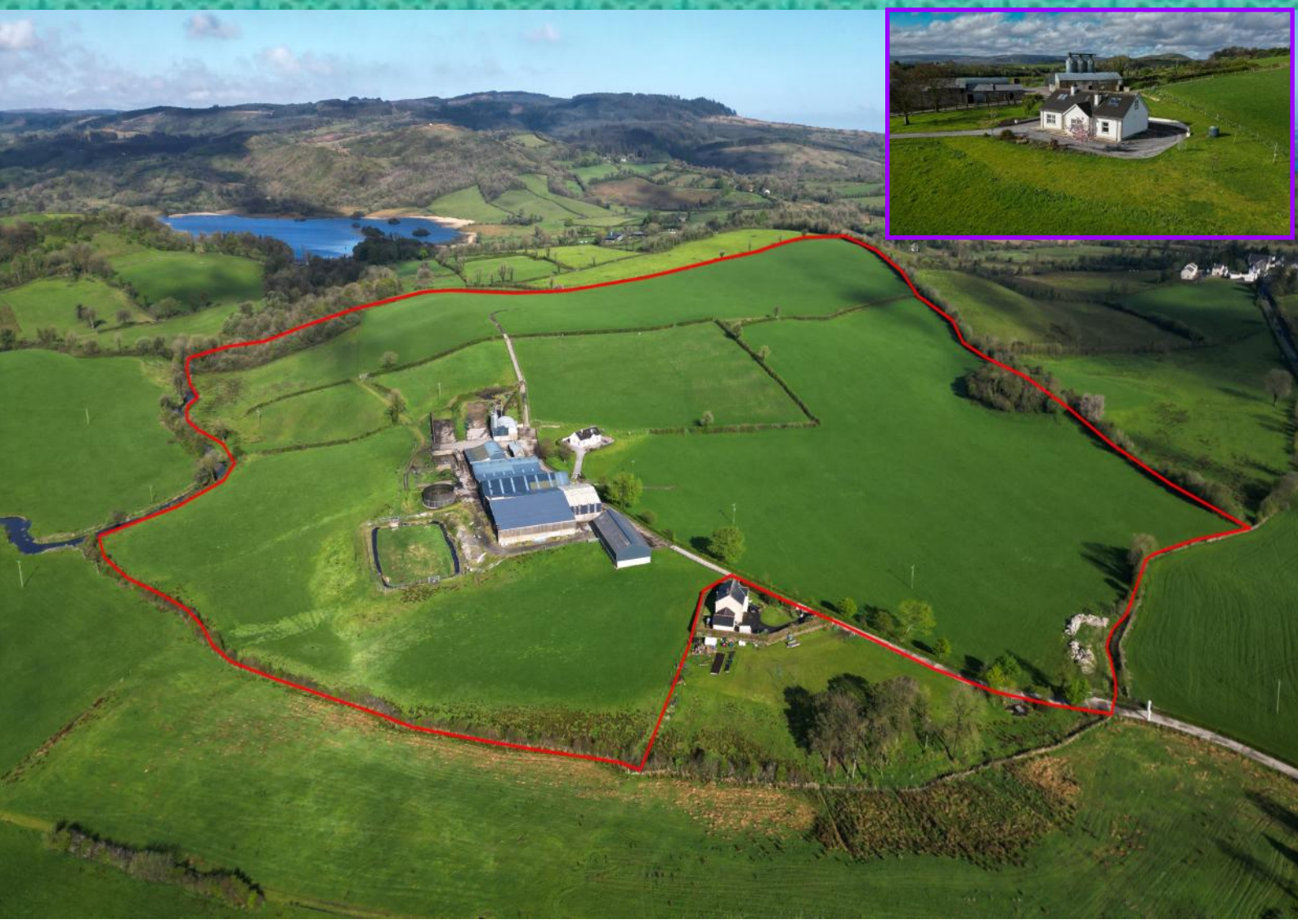
Your
Local
Property
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For Sale

C. 70 Acre Top Quality Residential Dairy Farm (May be Available in Lots)

Bunnahone
78 Churchill Road,
Derrygonnelly, Enniskillen,
Co Fermanagh, BT93 6BP.

AGRICULTURAL LANDS



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AGRICULTURAL LANDS



Location

This exceptional holding is located in a highly sought after farming district of Bunnahone, Churchill, Co Fermanagh. Enniskillen is approximately 11.5 miles from the farm.

Description

The sale of this exceptional dairy unit presents a rare opportunity to acquire a very productive farm with massive output potential. The farm boasts fantastic modern accommodation for 250 cows and followers with a bespoke design for optimum cow flow to and from the milking facilities. The substantial clear span cow accommodation has been upgraded to heat guard roofing which provides an exceptional environment for efficient production and welfare of the modern dairy cow.

The lands have all been reseeded recently and enjoy full productivity with virtually no waste and a very desirable south facing aspect.

In addition to the cow accommodation the farm also boasts fantastic slurry storage of approximately 2 million gallons comprised between underground tanks, a modern lined lagoon and a round slurry store.

The most recent addition to the fantastic accommodation is the bespoke calf house which meets all expectations for efficient calf rearing with a preparation kitchen, an individual nursery area and larger group pens which are serviced by computerised calf feeders. This superior accommodation is supported by 3 silo pits with 4,000 tonnes capacity and an impressive meal store with three 30 tonne bins on a bespoke frame to allow efficient selection of ingredients to meet all ruminant requirements. The current functioning parlour is a well kept 8 aside facility with construction work completed for the installation of 32 point parlour which was not completed after the owners decided to pursue a Scottish farming opportunity.

The residence being offered with the farm is a modern 3 bedroom bungalow which was completely renovated approximately 20 years ago. The bungalow has sufficient room in the attic for the addition of 2 more bedrooms and a bathroom. Most of the structural work for this is complete with second floor windows already in both gables. This attractive dwelling enjoys a comfortable distance from the yard and overlooks the well managed pastures of the Bunnahone Dairy.

All enquiries and offers should be made to our office as soon as possible as a high level of interest is anticipated.

Accommodation

The Farm extends to C. 70.1 acres (28.38 Hectares).

Lots

Offers on individual lots of the Farm may be considered subject to offers/interest received.

Sale Details

Price on Application.





R.A. Noble & Co.

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Indicative Boundary Maps

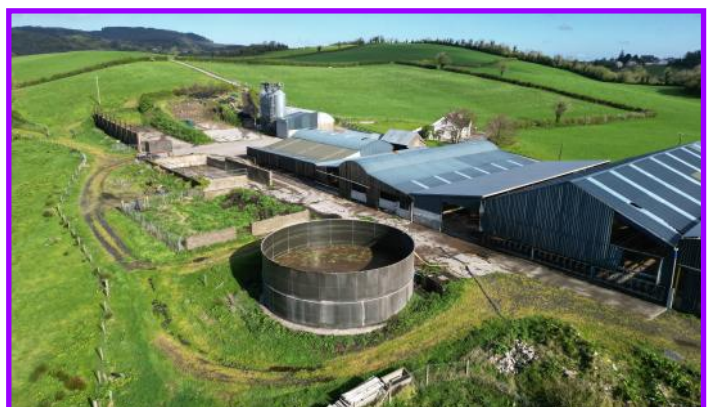
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Ortho View



OSNI View



Location Map



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Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion

MISREPRESENTATION ACT 1967

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