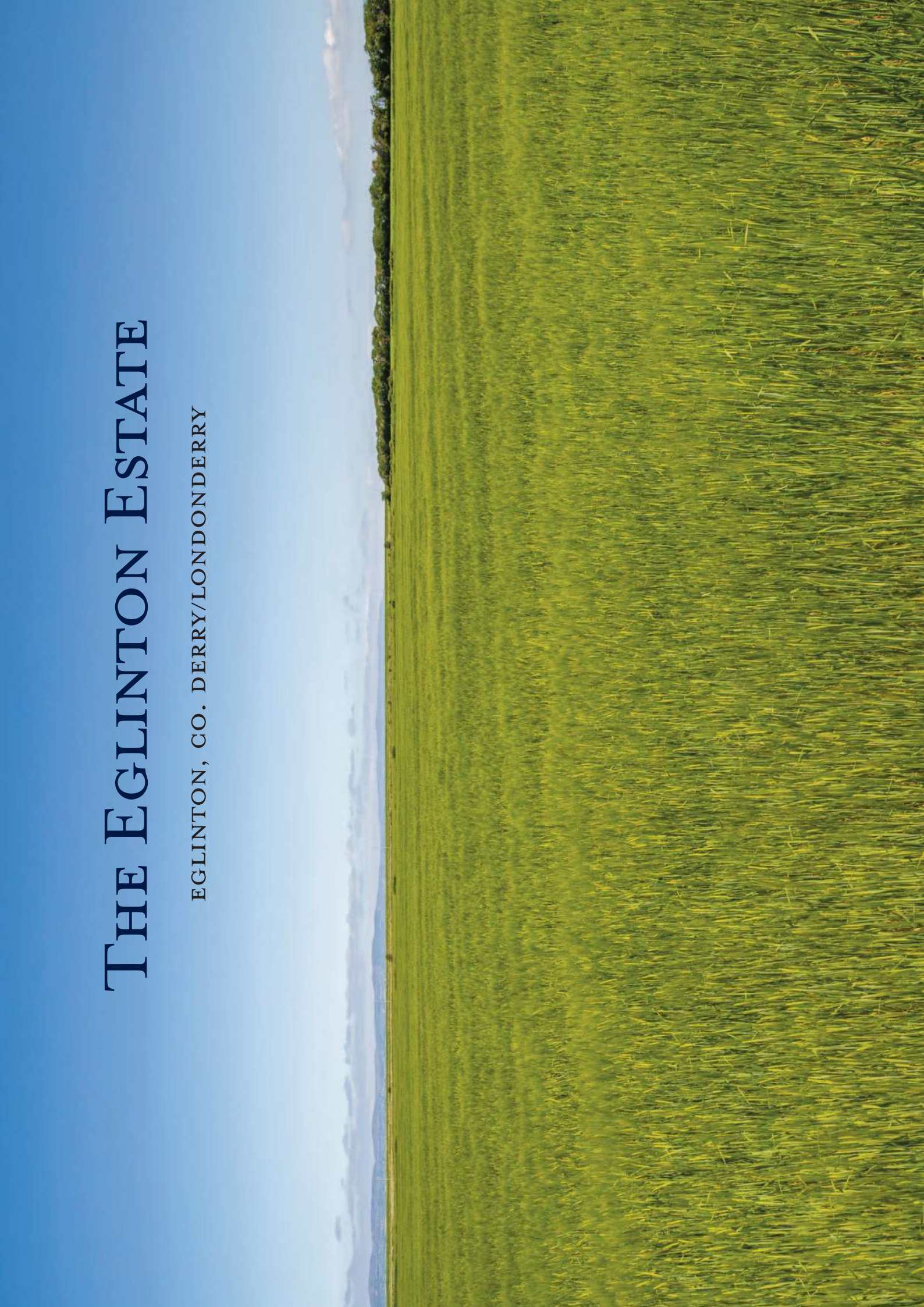


THE EGLINTON ESTATE

EGLINTON, CO. DERRY/LONDONDERRY





THE EGLINTON ESTATE
Eglinton, Co. Derry/Londonderry, BT47 3PS

Eglinton 2 miles, City of Derry Airport 2 miles, Derry/Londonderry 7 miles, Belfast International Airport 6 miles, Belfast 74 miles
(all distances approximate)

**ONE OF THE MOST SIGNIFICANT COMMERCIAL
FARMING ESTATES IN NORTHERN IRELAND**

Farmhouse (3 reception rooms, 4 bedrooms)

Farm buildings

956 acres arable, 16 acres pasture

Excellent access network

3 ring-fenced contiguous blocks of fertile and productive farmland

Picturesque location on the shores of Lough Foyle

ABOUT 1,075 ACRES (435 HECTARES) IN TOTAL

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 3 LOTS



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DESCRIPTION

The Eglinton Estate is one of Northern Ireland's most notable agricultural properties, offering a compelling combination of scale, high-quality land and a striking coastal location. Extending to about 1,075 acres and laid out in three time-fenced, contiguous blocks, the estate comprises a vast expanse of predominantly arable farmland, complemented by farm buildings, residential accommodation and strong supporting infrastructure.

The estate is beautifully positioned on the shores of Lough Foyle, enhancing its visual appeal and agricultural value. It is conveniently located just two miles from the village of Eglinton and seven miles from the city of Derry/Londonderry.

The land is laid out in large, level or gently undulating fields, ideal for efficient working with modern machinery. A well-developed internal road network and multiple gated access points allow for seamless operation across the holding.

The fertile soils are well-suited to a wide range of cropping and grassland systems, with crops such as potatoes, oats, wheat, barley and oilseed rape successfully grown. The temporary grassland is recognised as top-quality silage ground, contributing to the estate's versatility and productivity.

The land can be summarised as follows:

Land Type	Acres	Hectares
Arable	956	387
Pasture	16	6
Other*	103	42
Total	1,075	435

* Other includes roads, tracks, yards, water and miscellaneous, etc.

A drainage infrastructure is in place, including three high-capacity pumps, owing to portions of the land lying below sea level.

The majority of the land is let to a variety of local arable and livestock farming enterprises on a Conacre basis, with the Conacre Agreements terminating on 31 October 2025. A proportion of the land is farmed in-hand by the vendor.

The estate is being offered for sale in up to three lots, providing flexibility for a wide range of buyers. This presents an outstanding opportunity for progressive farmers to expand existing operations, or for investors seeking a large, high-quality agricultural asset in a strategic and highly accessible location.

The Eglinton Estate represents one of the most significant agricultural offerings to come to the market on the island of Ireland this century. With its extensive acreage, coastal position and impressive infrastructure, it offers the scale and versatility required for large-scale arable, livestock or mixed farming enterprises.

LOTTING SUMMARY

The Eglinton Estate is offered for sale as a whole or in up to 3 lots as follows:

Lot	Lot Name	Tenure	Acreage
1	Doneybrower Level	Long Leasehold	243
2	Doneybrower Mains & Longfield	Long Leasehold	687
3	Clanrickree Farm	Freehold	145

SITUATION

Foyle Port, approximately six miles from the property, plays a vital role in the regional agri-economy and reportedly supports over 20,000 farms through the import and export of agricultural commodities.

The estate enjoys views across the north coast and benefits from a mild, temperate climate, contributing to strong grass growth and favourable farming conditions.

County Derry/Londonderry is known for its diverse and picturesque landscape, stretching from sandy beaches and rugged coastal scenery in the north to the rolling hills of the Sperrin Mountains in the south. The local area is characterised by its highly productive, low-lying farmland and is well-regarded for its agricultural output.

The estate sits within a well-established agricultural region, supported by a strong infrastructure including grain merchants, milk processors, agricultural machinery suppliers and contractors. A livestock mart and abattoir are located nearby, further enhancing the farm's suitability for a range of agricultural enterprises.

The estate enjoys a highly accessible and scenic setting approximately two miles north of the historic and picturesque village of Eglinton. Founded in 1659, this well-regarded village caters for day-to-day needs, offering a range of local services including grocery shops, post office, medical and dental practices and a pharmacy. Eglinton also benefits from a well-established primary school.

City of Derry Airport forms the south-eastern boundary and is situated just two miles distant by road, providing convenient access for both domestic and international travel.

Approximately seven miles to the south-west lies the vibrant city of Derry/Londonderry, designated the inaugural UK City of Culture in 2013. As Northern Ireland's second largest city, it offers an extensive array of services and amenities, including major retail outlets, healthcare facilities, secondary and tertiary education institutions, and a thriving arts and cultural scene. The city is also well connected by rail, with regular services to both Belfast and Dublin, and by road networks extending across Northern Ireland and the Republic of Ireland.



Outline for identification purposes only

LOT 1: DONNYBREWER LEVEL - ABOUT 243 ACRES

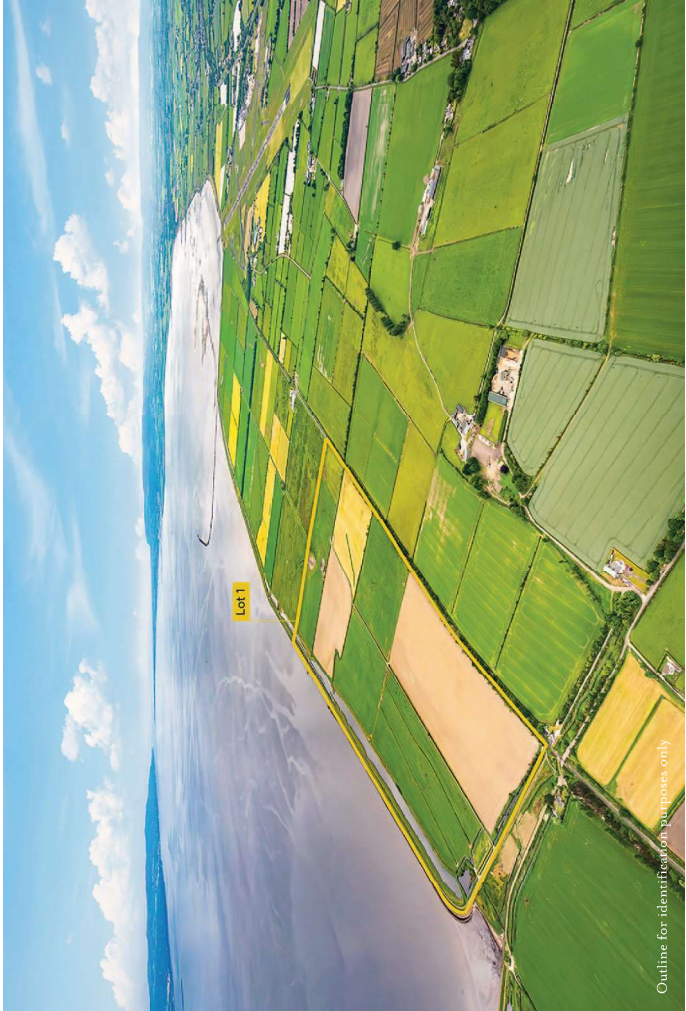
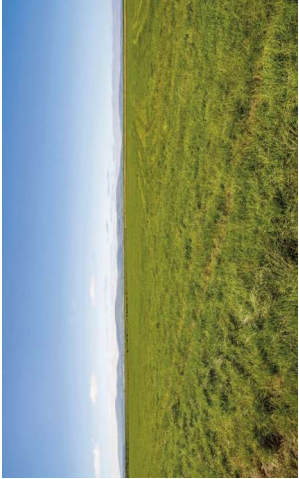
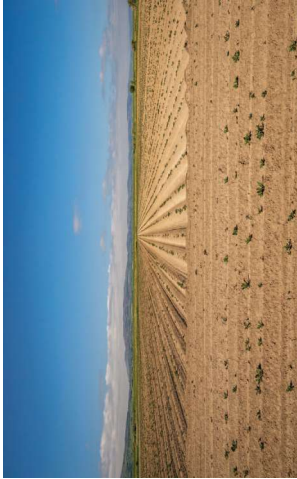
FARMLAND

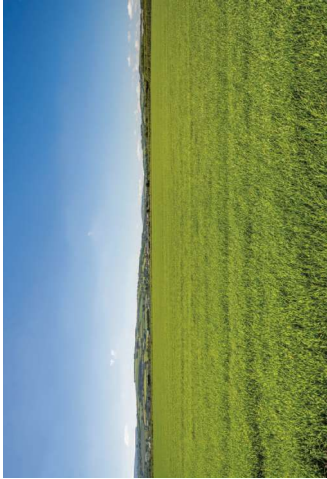
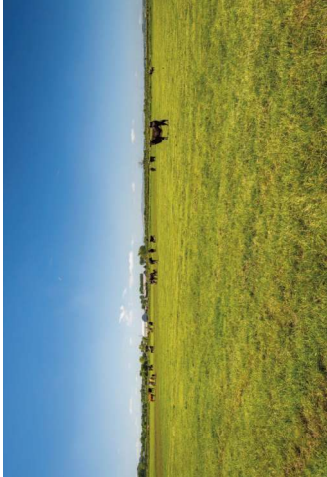
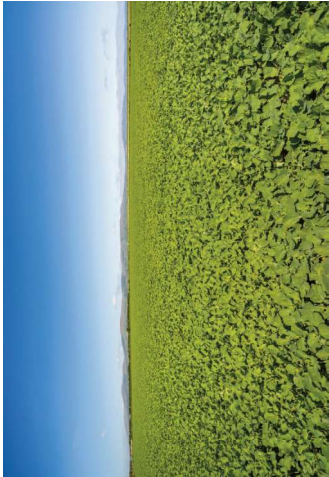
Positioned to the west of the estate, this ring-fenced block of farmland extends to about 243 acres in total. The arable land is currently divided into well-proportioned fields, each capable of accommodating modern agricultural machinery with ease, with the largest field extending to about 38 acres. The holding comprises about 193 acres arable and 16 acres pasture.

It benefits from excellent accessibility throughout, with a well-maintained network of internal tracks providing direct access to each field.

The highly productive land is extremely versatile, ideally suited to a wide range of agricultural uses. It is characterised by a good working depth and a strong, productive soil profile, making it particularly well suited to cereal cropping or intensive grassland management.

This parcel of land is served by a diesel-fuelled water pump supporting drainage, as required. A developer outbuilding is situated on the south-eastern boundary.





LOT 2: DONNYBREWER MAINS & LONGFIELD - ABOUT 687 ACRES

FARM BUILDINGS

Situated on the south-western boundary, the farmyard and buildings at Donnybrewer Mains & Longfield are accessed immediately off Station Road and can be classified as follows:

- **Grain store** – Dutch barn with a corrugated roof and cladding, block walls and flooring.
- **Machinery shed** – Adjoining Dutch barns with corrugated roof and cladding.
- **Traditional general-purpose shed** – One store of stone construction beneath a corrugated roof, plus two further buildings of stone construction, one with a corrugated roof and one uncovered.

There is ample handovering within the yard, providing sufficient space for the turning and manoeuvring of large machinery or articulated lorries.

Situated centrally within the land is a further yard used for storing farmyard manure. Livestock handling facilities adjoin.

FARMLAND

Occupying a stunning position on the banks of Lough Foyle, the land at Donnybrewer Mains and Longfield comprises one of the finest and largest single blocks of agricultural ground in the country, extending to about 687 acres in total and including about 622 acres of first-class, fertile and versatile usable land. The soil benefits from excellent working depth and structure, supporting a wide range of cropping systems.

The land is laid out in generously sized fields, ideal for modern, large-scale farm machinery, with the largest field extending to about 46 acres.

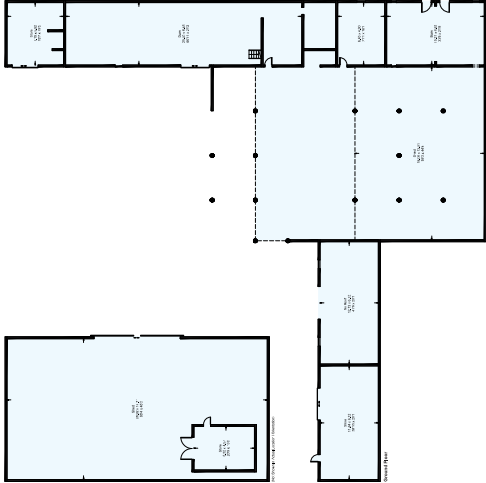
The property enjoys useful road frontage and is served by a well-established network of internal tracks, enhancing access and operational efficiency. Multiple gated access points, fitted with wide agricultural gates, provide ease of entry for machinery and equipment throughout the block.

The topography is largely level, supporting efficient cultivation and mechanisation. One of the most striking features of this parcel is its scenic aspect, with over two miles of uninterrupted frontage onto Lough Foyle, offering exceptional views and a rare coastal setting.

It is served by a pair of electric pumps, further supporting drainage, as required.

FARM BUILDINGS

Approximate Gross Internal Area = 1,311.5 sq m / 14,117 sq ft



LOT 3: CLANTERKEE FARM - ABOUT 145 ACRES

Accessed off Station Road and located immediately south of Lot 2 and 3, Clanterkee Farm is an extensive and diverse holding suitable for arable and livestock farming, extending to about 145 acres in total and including about 141 acres arable. The land is laid out in a single, ridge-fenced block, with the farmhouse and accompanying buildings forming a central focal point.

CLANTERKEE HOUSE

The farmhouse occupies an elevated position, affording expansive views across the surrounding countryside and over Lough Foyle towards the Inishowen Peninsula. Arranged over two storeys, the accommodation comprises three reception rooms and four bedrooms. The internal accommodation extends to about 203 sq m / 2,188 sq ft. The property is currently uninhabited and would benefit from a programme of refurbishment, offering an excellent opportunity for modernisation and to create a comfortable family home. There is a garden including mature trees and lawns.

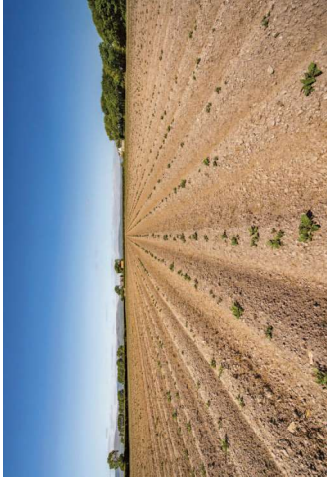
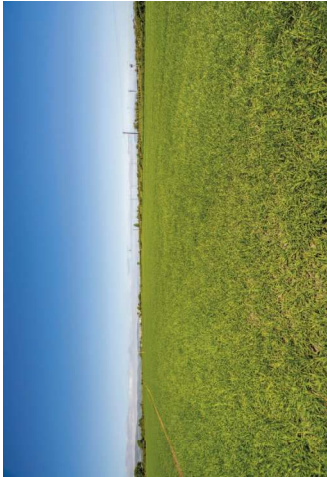
OUTBUILDINGS

The farm buildings, positioned around the house, include a number of traditional stone buildings with corrugated roofs, as well as a four-bay Dutch barn with corrugated roof and cladding, supported by brick walls.

FARMLAND

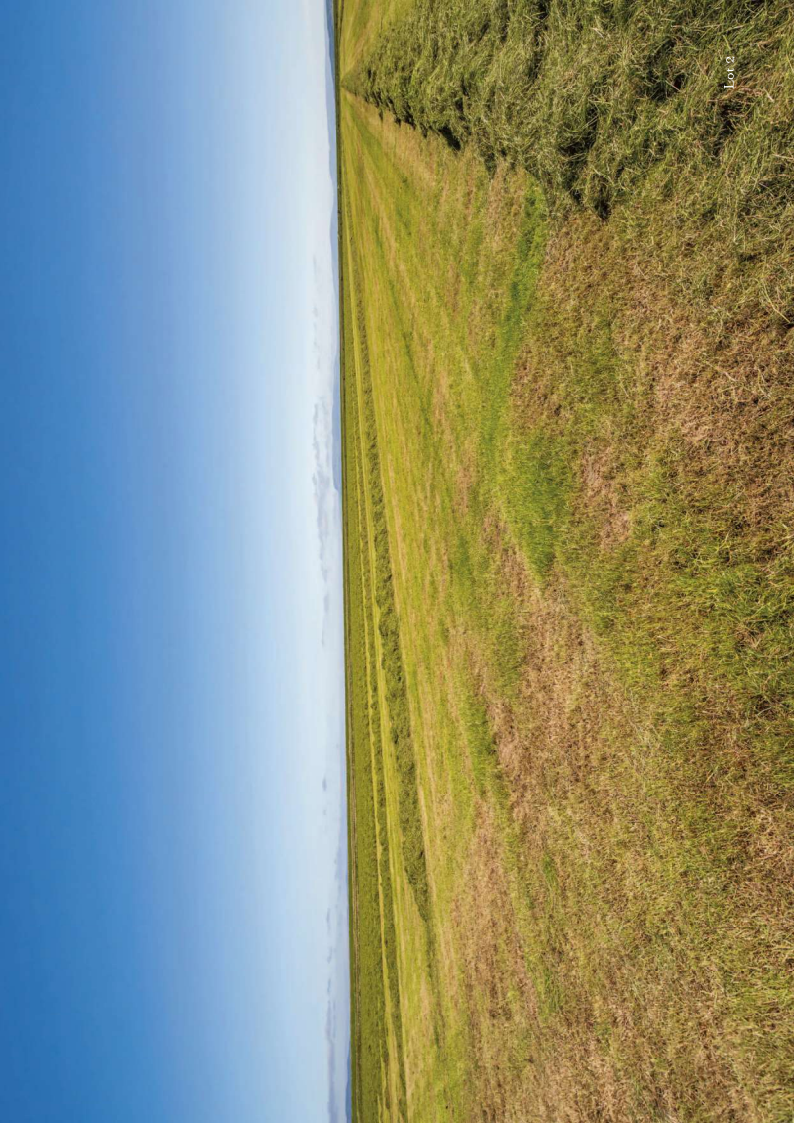
The farmland at Clanterkee Farm extends to about 141 acres and presently comprises a well-balanced mix of arable land and high-quality pasture. The land lies within a single block and is predominantly level.

CLANTERKEE HOUSE & OUTBUILDINGS
Approximate Gross Internal Area = 204.8 sq m / 2,204 sq ft
Outbuildings = 152.1 sq m / 1,637 sq ft
Total = 356.9 sq m / 3,841 sq ft (excluding open space)





Outline for identification purposes only



Lot 2

