



125 CARNAMUFF ROAD

BALLYKELLY, COUNTY DERRY/LONDONDERRY

savills
VIDEO







125 CARNAMUFF ROAD

BALLYKELLY, LIMAVADY, COUNTY DERRY/LONDONDERRY BT49 9JF

City of Derry Airport 6 miles, Limavady 8 miles, Derry/Londonderry 13 miles, Belfast International Airport 49 miles,
Belfast City Centre 62 miles
(all distances approximate)

Extensive hill farm with a coastal outlook and amenity

Farmhouse (3 bedrooms)

Range of farm buildings

Derelict house and outbuilding of traditional construction

35 acres silage ground

37 acres permanent pasture

399 acres hill grazings

Excellent views

Potential for conservation opportunities

About 478.19 acres (193.51 hectares) in total

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DESCRIPTION

- 125 Carnamuff Road is a stock rearing farm in a single block extending to about 478.19 acres in total. It has been occupied by the same family for approximately 200 years. The farm comprises a 3-bedroom house, a range of farm buildings, a derelict traditional house and outbuilding, 72 acres of pasture (of which 35 acres is silage ground) and 399 acres of productive hill grazings.
- A key feature of the farm is the attractive, private situation, with outstanding views.
- A traditional hill farming enterprise has been operated on the farm, carrying a breeding sheep flock and a herd of suckler cows, plus followers. In recent years the land and farm buildings have been let.
- The farm adjoins mature forestry land and offers potential for conservation opportunities. The varied nature and topography of the ring-fenced block of land contributes to the biodiversity of the environment, creating a habitat which is rich in flora, wildlife and birdlife. These natural assets may provide interesting opportunities for a future owner.
- 125 Carnamuff Road is available for sale as a whole.

SITUATION

- 125 Carnamuff Road is conveniently situated between the villages of Ballykelly (4 miles) and Eglinton (8 miles), which provide for everyday necessities.
- Further amenities and services are available at the picturesque market town of Limavady (8 miles), which is synonymous with the song 'The Londonderry Air', also known as 'Danny Boy'.
- Steeped in history, Derry/Londonderry, the inaugural UK City of Culture in 2013, is just 13 miles from the farm and provides a full range of services, amenities, education and cultural activities. Situated on the banks of the river Foyle, Derry/Londonderry is the second largest city in Northern Ireland and the only remaining completely intact walled city in Ireland, which remains one of the finest examples of a walled city in Europe.
- The farm benefits from an excellent transportation system only moments away from the A2 which connects Derry/Londonderry to Limavady. The city comprises a railway station which provides regular services to Belfast and Dublin. City of Derry Airport is conveniently situated about 6 miles to the north of the farm, with Foyle Port being just 12 miles distant and reportedly serving 20,000 farms with agricultural commodities.
- 125 Carnamuff Road is just 3 miles from the coastline and benefits from a mild, temperate climate. The landscape in the county is diverse, ranging from its beautiful sandy coastline on the north to the Sperrin Mountains on the south.



- The north coast is renowned for its wide array of amenities and sporting opportunities, as well as its unrivalled scenery.
- The area has a well-developed agricultural infrastructure including a good selection of merchants. There is a livestock market and an abattoir nearby.
- The south and western boundaries of the farm adjoin Loughermore Forest.

HOUSE

- Facing north east, the house at 125 Carnamuff Road is detached, with accommodation laid out over a single level. It has a private situation and occupies a commanding, elevated position with a spectacular outlook over the fertile countryside towards Lough Foyle and beyond to the Inishowen peninsula in County Donegal.

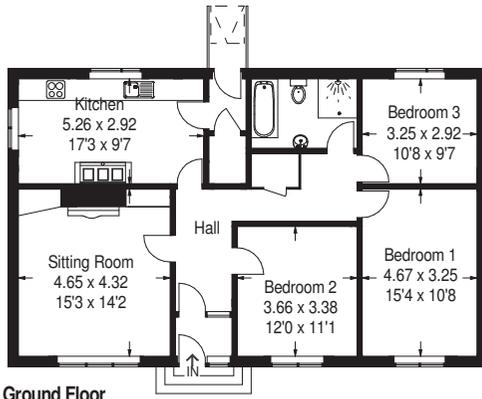
- The accommodation is laid out on the accompanying plans and extends to about 101 square metres/1,095 square feet.
- A garden laid to lawn is situated to the front of the house, while there are mature conifer trees to either side and parking to the rear.
- The house is accessed via a concrete driveway with a hardcore yard to the rear.

DERELICT HOUSE & OUTBUILDING

A farm track leads from the house to a derelict house and outbuilding of traditional construction. They occupy a private and dramatic setting.

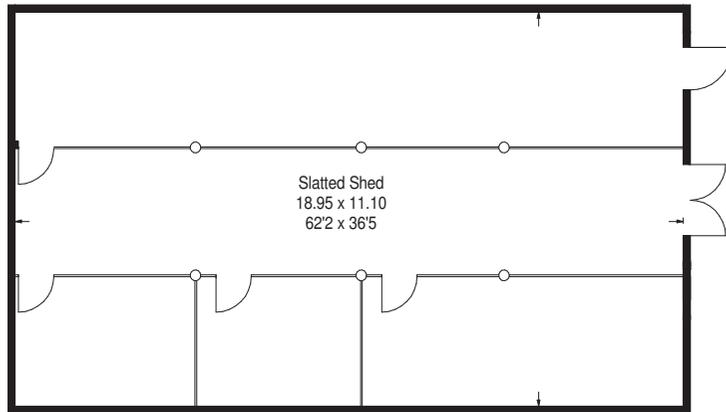


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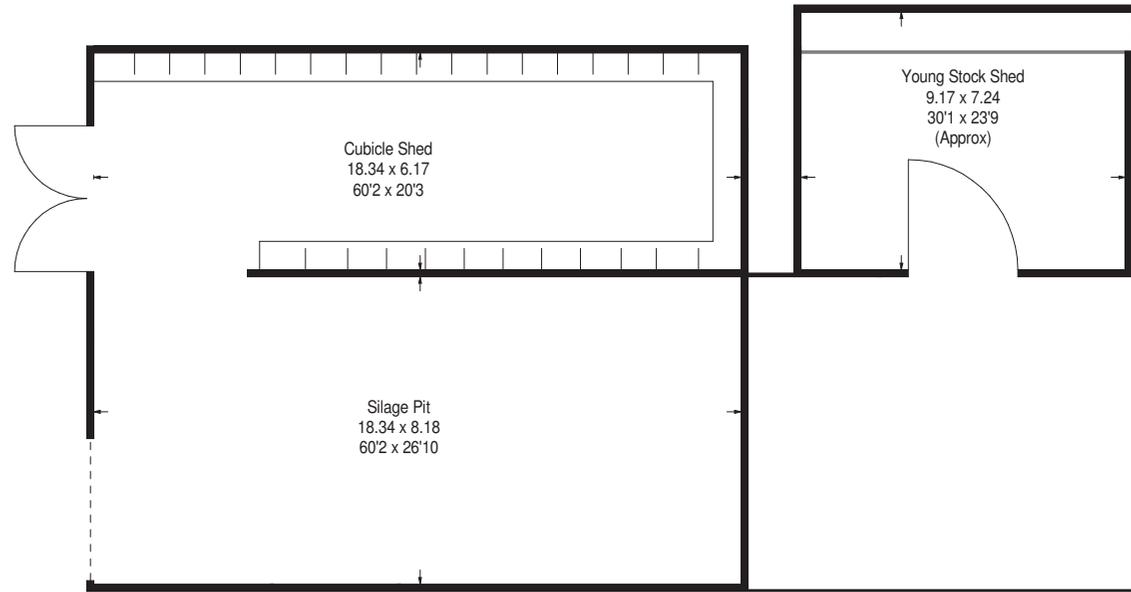


Ground Floor

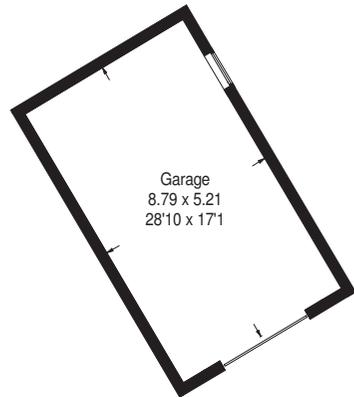
Approximate Gross Internal Area
 101.7 sq m / 1095 sq ft
 Garage = 45.8 sq m / 493 sq ft
 Barn / Young Stock Shed = 123.7 sq m / 1332 sq ft
 Slatted Shed / General Purpose Shed = 307.5 sq m / 3310 sq ft
 Silage Pit / Cubicle Shed = 274.3 sq m / 2953 sq ft
 Total = 853 sq m / 9183 sq ft



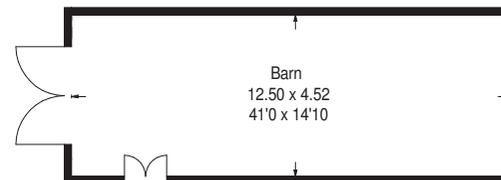
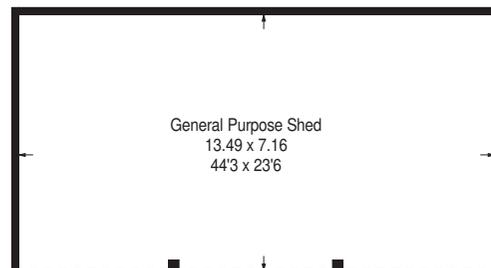
Slatted Shed



Silage Pit / Cubicle Shed



Ground Floor
 (Not Shown In Actual
 Location / Orientation)



Barn





FARM BUILDINGS

A range of farm buildings are situated to the rear of the dwelling house and provide winter accommodation for livestock and general purpose storage. They are served by private water and mains electricity supplies. The buildings are laid out on the accompanying plans and include:

- **Garage** – Corrugated roof, block walls and concrete floor.
- **General purpose shed** – In 3 bays of steel frame construction with a corrugated roof, corrugated cladding, block walls and a concrete floor.
- **Barn** – Slate roof, stone wall and concrete floor.
- **Former engine shed** – Corrugated roof, block walls and concrete floor.
- **Slatted shed** – In 4 bays of steel frame construction, corrugated roof, Yorkshire boarding and block walls. Cattle slats and feed barriers to one side and sheep slats and feed barriers to one side, with tank beneath and central feed passage.
- **Silage pit** – In 4 bays of steel construction beneath a corrugated roof with corrugated cladding, block walls and concrete floor.
- **Lean-to cubicle shed** – In 4 bays of steel construction beneath a corrugated roof with corrugated cladding, block walls and concrete floor. Slatted passage with tank beneath, contains Newton Rigg cubicles.
- **Young stock shed** – Corrugated roof, block walls, concrete floor.



FARMLAND

The farmland extends to circa 478.19 acres and lies in a single block. It can be analysed as follows:

Land Type	Acres
Silage Ground	35.24
Permanent Pasture	36.87
Hill Grazings	398.71
Miscellaneous	7.37
Total	478.19

The land rises from 190 metres (624 feet) above sea level on the northern boundary to a high point of about 388 metres (1,273 feet) above sea level on the south western boundary. A key feature of the farm is the excellent internal road leading from the public road to the house. It provides useful access to the pasture ground which lies to the north of the farm and either side of the road. The gently undulating grassland is fenced for livestock, with silage taken from some fields. A farm track continues from the internal road to the derelict house and outbuilding. A number of watercourses pass through the farm and provide a natural water supply for livestock.

GENERAL REMARKS

Viewings Strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Directions The postcode for 125 Carnamuff Road is BT49 9JF.

Airports

Belfast International Airport (www.belfastairport.com)

City of Derry Airport (www.cityofderryairport.com)

Fixtures & Fittings All fitted carpets and light fittings in the farmhouse are included.

Entitlements to the Basic Payment Scheme For the avoidance of doubt, the Entitlements to the Basic Payment Scheme are not owned by the seller and are not included in the sale.

Services The house has private water and mains electricity supplies. It is heated centrally by oil and has private drainage. It is understood that three phase electricity passes through the farm.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

EPC Rating F.

Entry & Possession Entry is by agreement with vacant possession on completion.

Offers Offers are to be submitted to the selling agents. A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitor

R.G. Connell & Son (contact: Richard Douglas)

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Tel: 0044 28 777 22617

Email: catherine@rgconnell.co.uk

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STIPULATIONS

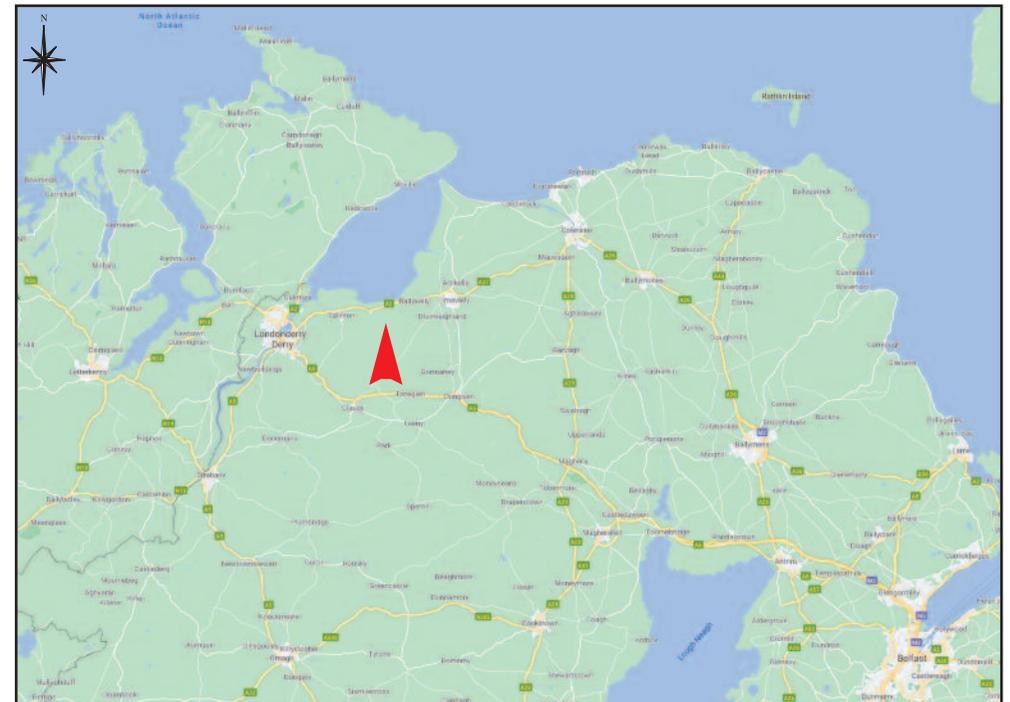
Wayleaves and Rights of Access The farm will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

There is a vehicular right of access in favour of the owner of 125 Carnamuff Road over the private road leading from Carnamuff Road to the northern boundary of the farm.

Lotting It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further Lots, or to withdraw the property, or to exclude any property shown in these particulars.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



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