



# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

21 CREVOLEA ROAD, AGHADOWEY, COLERAINE BT51 4ES

AN IMMACULATELY PRESENTED c.65.16 ACRE FARM WITH AN EXCELLENT RANGE OF MODERN FARM BUILDINGS INCLUDING 2 POULTRY HOUSES & IMPRESSIVE FAMILY HOME (AVAILABLE IN ONE OR MORE LOTS)

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



J. A. McClelland & Sons are delighted to present to the market this multi award winning poultry farm situated c. 8 miles from Coleraine and c. 4.5 miles from Garvagh, in a desirable location renowned for its agricultural productivity. The property is close to all local amenities and is accessible to the North Coast whilst enjoying a private rural setting.

Approached by a tree lined avenue, the holding comprises a substantial detached family home including 2 reception rooms, modern farmhouse kitchen and 5 bedrooms in excellent decorative order. The farmyard has 2 poultry houses with a capacity for 37,000 broilers and generous range of beef and sheep accommodation. The agricultural land extends to c. 65.16 acres of good quality cutting and grazing land which is well fenced for stock with frontage to both the Crevolea Road and Drumcroon Road.

This is a rare opportunity to acquire a highly productive and diversified agricultural holding and early inspection is highly recommended.

**Price on Application**  
**Viewing: Strictly by appointment**



## FARM RESIDENCE

The farmhouse is set within mature grounds bounded by established beech trees, an extensive lawn and granite paved patio to the rear of the dwelling.

### GROUND FLOOR

Kitchen 24'4 x 16'8

*A modern farmhouse kitchen with living area and space for casual dining. Rayburn stove, 1 1/2 bowl stainless steel sink, high and low level oak units with glazed display cupboard, granite worktop, double larder, integral fridge, plumbed for a dishwasher & TV point*

Utility Room 12'3 x 8'2

*Range of high and low level fitted units, single bowl stainless steel sink, plumbed for washing machine and space for tumble dryer and double radiator*



Separate WC *with wash hand basin, frosted window, tiled floor*

Living Room 13'8 x 17'5

*Connecting doors from front porch and kitchen, log burner set in red brick feature fireplace with oak mantel, wood effect tiled floor, double radiator*

Cloak Room 7'11 x 11'1

*Tiled throughout*

Sitting Room 17'6 x 11'1

*Open fire place with marble hearth and surround, TV point, double radiator*

## FIRST FLOOR

Master Bedroom 17'7 x 11'9

*Built in wardrobe, dressing table and TV point, en-suite with shower cubicle, WHB with mixer tap and under sink storage, low level WC and heated towel rail*

Bedroom 2 13'1 x 10'11

Bedroom 3 13'4 x 10'0

*Built in wardrobe, vanity unit, WHB with mixer taps, built in desk and TV point*

Jack and Jill en-suite *with shower cubicle and WC*

Bedroom 4 11'3 x 13'4

*Vanity unit, built in wardrobe with mirrored doors, double radiator*



Shelved walk in hot press

Bathroom 13'9 x 5'9

*Jacuzzi jet bath with mixer taps, pedestal WHB, WC, Shower cubicle with Redring expression electric shower*

Study/Bedroom 5 11'7 x 6'0

Oil fired central heating and uPVC double glazed windows

Septic Tank with consent to discharge in place

Stone built garden store 17'8 x 16'0 *with potential for conversion S.T.P.P.*

## EPC

Current : Pending Potential: Pending



LOT 1



## YARD

This multi award winning poultry unit was constructed c. 1991 and has been exceptionally well maintained. The unit has separate access from the roadside and a capacity for 37,000 broilers across 2 houses.

Poultry House 1 170 x 60 (Capacity for 18,500 broilers)

Poultry house 2 170 x 60 (Capacity for 18,500 broilers)

*Serviced by four 10 tonne meal bins, a 30 tonne wood pellet store and borehole water supply.*

The extensive farmyard offers potential for a profitable poultry enterprise together with cattle and sheep rearing facilities.

Stock House 58'x18'5

*4 bay solid floor shed with 4 calving pens and side feed trough.*

Interconnecting General Purpose Shed 44'x18'5

*3 bay solid floor shed with 2 calving pens.*

Row of Traditional steading (re-roofed) 80'x15'5

*Former dairy, 10 cow byre, store and 2 calf pens*

Former Covered Silo 120'x24'

*With interconnecting slatted cubicle house fitted with rubber mats*

Slatted Cattle House 57'5 x 25'0

*Divided into 3 pens with capacity for c. 40 cattle, side feed passage and troughs*

Round Roof Shed 57'5 x 30

*4 bay shed with solid floor*

Machinery Shed 60'0 x 28'5

*4 bay solid floor shed with solar panels supplying farm and potential for export.*

Midden with reception tank 60'0 x 20'0

Handling pen with race & cattle crush in concrete yard





## LAND

The farm extends to c. 65.16 acres of productive agricultural land accessed off Crevolea Road and Drumcrown Road.

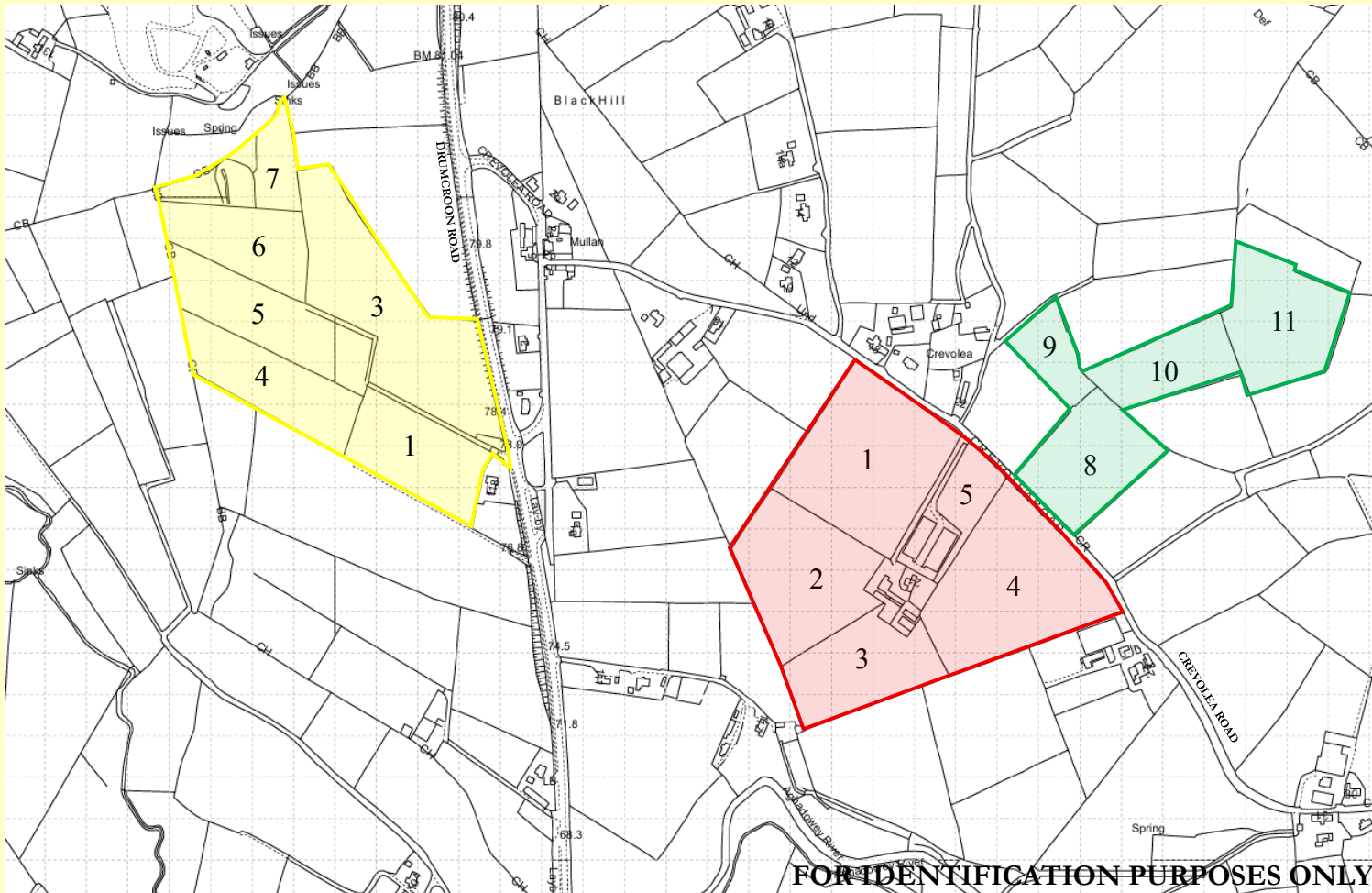
The land has been well farmed and is in a good state of fertility; fields are well fenced, watered and bounded by mature hedgerows providing excellent shelter for stock with excellent road frontage with direct access off same. There are no BPS entitlements available for transfer this season.

## The farm is available in one or more lots as follows:

- LOT 1:** Farmhouse, yard & c. 25.84 acres
- LOT 2:** 13.14 acres opposite 21 Crevolea Road
- LOT 3:** 26.17 acres at Drumcrown Road

## TITLE

Title enquiries should be made to David Hegarty of Macaulay Wray Solicitors, 35 New Row, Coleraine BT52 1AH



Field No.	Hectares	Acres
<b>LOT 1 – 21 Crevolea Road</b>		
1	2.93	7.24
2	2.26	5.57
3	1.63	4.03
4	3.07	7.58
5	0.57	1.42
<b>TOTAL</b>	<b>10.46</b>	<b>25.85</b>

<b>LOT 2 – Opposite 21 Crevolea Rd</b>		
8	1.67	4.13
9	0.65	1.61
10	1.16	2.87
11	1.83	4.53
<b>TOTAL</b>	<b>5.32</b>	<b>13.14</b>

<b>LOT 3 – Drumcroon Road</b>		
1	1.56	3.84
3	3.28	8.11
4	1.56	3.86
5	1.75	4.33
6	1.36	3.35
7	1.08	2.67
<b>TOTAL</b>	<b>10.59</b>	<b>26.17</b>



## J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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