



Ballymoney Farm

Burt, Co. Donegal



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Newtowncunningham 6 km, Derry/Londonderry 14 km, Letterkenny 24 km, City of Derry Airport 27 km, Belfast 131 km
(all distances approximate)

Fertile and productive coastal tillage farm

Derelict cottage and range of traditional outbuildings

Elevated site with derelict cottage and outstanding views

General purpose shed and farmyard

146 acres tillage land, 3 acres pasture, 4 acres scrub

Contiguous block of quality land with extensive road frontage and about 1 km of waterfrontage

Prime coastal location overlooking Lough Swilly

Entitlements to the BISS Scheme

About 157 acres / 63 hectares

For sale as a Whole by Private Treaty

Savills Country

33 Molesworth Street, Dublin 2

Tel: +353 (0)1 618 1300

Email: country@savills.ie

PSRA Licence 002223



SITUATION

County Donegal, located on the north-westerly tip of Ireland, is widely regarded as one of the country's most beautiful and unspoilt regions, renowned for its rich history and breathtaking landscape. The county is characterised by dramatic sea cliffs, rolling green hills and pristine sandy beaches. Ballymoney Farm enjoys a strategic position between Letterkenny and the City of Derry/Londonderry.

Steeped in history, Derry/Londonderry, the inaugural UK City of Culture in 2013, is just 14 kilometres 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.

Letterkenny (24 km) is the largest town in Donegal which provides a wide range of shops, services, and amenities. It is a market town with atmospheric pubs, excellent restaurants, hotels, and impressive cultural venues that host renowned local and international artists.

Despite the rural setting, Ballymoney Farm benefits from excellent transportation links, including easy access to the A6 connecting Derry/Londonderry and Belfast. City of Derry Airport is just 27 kilometres distant, while bus services can be found in Letterkenny and Derry/Londonderry.

The area surrounding Ballymoney Farm is predominantly agricultural, characterised by open fields and picturesque countryside. It benefits from a well-established agricultural infrastructure, including a strong network of agricultural merchants, milk processors and livestock markets.

DESCRIPTION

Situated on the banks of Lough Swilly, Ballymoney Farm has some of the finest land in the county comprising about 146 acres of first-class fertile and versatile tillage land with a good working depth.

This superb land lies within a contiguous block and is laid out in fields of a generous size which are suitable for large farm machinery. The fields are divided by mature hedgerows and are enclosed by a combination of stone walls and post and wire fencing.

The farmland is free draining and benefits from about 1.4 kilometres of road frontage. Access to the land is facilitated by multiple entry points, each entrance equipped with good sized gates suitable for accommodating large machinery.

Much of the topography is undulating with a high point of 61 metres / 200 feet above sea level at the centre of the property and a low point of 2 metres / 6.5 feet above sea level on the coastal boundary.

The land boasts idyllic views, with over 1 kilometre of waterfrontage onto Lough Swilly. A key feature of the land is its ability to grow a range of crops including barley, oats, and wheat.

A centrally located farmyard lies at the heart of the holding and includes a general purpose shed, former livestock sheds and extensive hardstanding. To the south of the farm is a derelict cottage accompanied by traditional outbuildings, while to the west, a derelict cottage enjoys outstanding water views and presents an excellent opportunity for redevelopment, subject to planning permission.

The land can be classified as follows:

Land	Acreage
Tillage	146 Acres
Pasture	3 Acres
Scrub	4 Acres
Miscellaneous	4 Acres
Total	157 Acres





General Remarks & Stipulations

Viewing

Strictly by private appointment with Savills.

Health and Safety

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.

Services

Mains water in both farmyards and individually metered for electricity.

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

Local Authority

Donegal County Council

Tel: +353 0749153900

Email: info@donegalcoco.ie

Basic Income Support for Sustainability (BISS) Scheme

Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are included in the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

Entry & Possession

Entry is by agreement with vacant possession.

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Offers

Offers are to be submitted to the selling agents:

Savills, 33 Molesworth Street, Dublin 2

Email address: country@savills.ie

Best Offers Date

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.

Solicitors

VP McMullin Solicitors (contact: Liza Finegan)

Port Road, Letterkenny, Co. Donegal

Tel: +353 (0) 74 91 23033

Email: lfinegan@vpmcmullin.ie

Wayleaves and Rights of Access

The land 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 will be held to have satisfied themselves as to the nature of all such rights and others.

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 themselves 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.

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.

Generally

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

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared May 2025.



