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 61 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 I,075 acres and laid out in three ring-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 |
|-----|-------------------------------|----------------|---------|
| I | Donnybrewer Level | Long Leasehold | 243 |
| 2 | Donnybrewer Mains & Longfield | Long Leasehold | 687 |
| 3 | Clanterkee Farm | Freehold | 145 |

SITUATION

The estate enjoys a highly accessible and scenic setting approximately two miles north of the historic and picturesque village of Eglinton. Founded in 1619, 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.

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.



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 derelict outbuilding is situated on the south-eastern boundary.

















LOT 2: DONNYBREWER MAINS & LONGFIELD - ABOUT 687 ACRES

Store 7.19 x 5.92 237 x 195 Shed 26.92 x 14.71 884 x 483 Barn 20.40 x 6.45 66'11 x 21'2 No Roof 12.73 x 6.12 41'9 x 20'1 Store 11.84 x 6.12 38'10 x 20'1 6.43 x 4.90 211 x 161 . ٠ . Shed 18.06 x 13.51 59/3 x 44/4 Barn 10.21 x 6.60 336 x 218 .

FARM BUILDINGS

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

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 sheds** 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 hardstanding 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 arable 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.

LOT 3: CLANTERKEE FARM - ABOUT 145 ACRES

Accessed off Station Road and located immediately south of Lots 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, ring-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 lawn.

OUTBUILDINGS

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





Shed 18.08 x 6.02 59'4 x 19'9









Method of Sale

The freehold and leasehold interest in the property are offered for sale by Private Treaty as a whole or in 3 lots.

Tenure

Lots I & 2 are held on a long term lease with II2 and III years remaining, respectively. For further details on the lease terms please contact the selling agents.

Lot 3 is held in freehold.

Viewing

Strictly by appointment with the joint selling agents, Savills & W J Smith. Given the hazards of a working farm and the coastal location, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. Entry will be at your own risk.

Directions

The postcode for Clanterkee House is BT47 3PS.

What₃Words

Lot I – ///abundance.makeovers.legroom Lot 2 – ///clouds.pulled.clashing Lot 3 - ///bandaged.cosmetic.countries

Fixtures & Fittings

All fixtures and fittings in Clanterkee House are included

Minerals, Sporting and Timber Rights

In so far as they are owned, the minerals, sporting and timber rights are included in the sale.

Drainage

The Eglinton Estate operates its own private drainage system. The Estate has its own pump houses and pays the annual electricity, diesel costs and undertakes pump repairs as required.

Basic Payment Scheme (BPS)

16 Entitlements to the Basic Payment Scheme are currently held by the vendor. The subsidy payment received from the Basic Payment Scheme Entitlements in relation to the 2025 farming year will be retained by the vendor. It is intended Entitlements will be transferred to the purchaser(s) in readiness for the 2026 claim. If the estate is sold in lots, the Entitlements will be allocated across the Lots. The incoming purchaser(s) will indemnify the vendor against any non-compliance from the date of completion. Further information is available from the joint selling agents.

Services

- · Clanterkee House has mains water and electricity supplies. It is double glazed, has oil-fired central heating and has private drainage.
- The estate benefits from mains electricity and water supplies.

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.

Planning

The estate is offered together with and subject to any planning permissions and conditions/agreements, pending planning applications, tree preservation orders and scheduled ancient monuments. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property. The estate falls within the jurisdiction of Derry City & Strabane District Council and prospective purchasers are asked to make their own investigations with the planning office.

EPC

| Property | EPC Rating | Reference Number |
|------------------|------------|--------------------------|
| Clanterkee House | F (34) | 9708-3051-3206-3325-4200 |

Employee

One employee is currently employed by the estate. Further information is available from the selling agents.

Data Room

Further information about The Eglinton Estate can be found in the data room. Please contact the selling agents for access.

Exchange of Contracts and Completion

A 10% deposit will be payable on exchange of contracts. The completion date will be 31st October 2025.

Closing Date

A Closing Date for offers is set for noon on Tuesday, 26 August 2025. Prospective purchasers are asked to register their interest with the selling agents following inspection and arrange for access to the data room prior to the Closing Date. 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.

VAT

Johns Elliot (contact: Steven Cockroft) - 40 Linenhall Street, Belfast BT2 8BA Tel: +44 (0) 289 032 6881 Email: Steven.Cockcroft@johnselliot.com

STIPULATIONS

Wayleaves and Rights of Access

· The farm will be sold subject to but 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 deemed to have satisfied themselves as to the nature of all such rights and others.

Lotting

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 joint selling agents and the seller's solicitor, but in the final instance the purchaser shall be deemed to have satisfied themselves as to the description of the property and the sellers title to sell it. 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.

GENERAL REMARKS & INFORMATION

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.

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

Solicitors

· In the event of a sale in Lots, it may be necessary for cross rights and easements to be made and/or reserved to provide services, access and maintenance to properties being sold over parts of the Estate and neighbouring properties.

• The vendor receives an annual wayleave payment for electricity poles.

· Lot 3: The initial part of the access (via a driveway) to Clanterkee House is shared with a third party.

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.



Map is for identification purposes only

Important Notice Savills, J W Smith and their clients give notice that: I. 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 that Savills and J W Smith have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared June 2025.





