

CARSE HALL FARM & LAND AT BALLYCARTON

LIMAVADY, CO. DERRY/LONDONDERRY





CARSE HALL FARM & LAND AT BALLYCARTON

52 CARSE ROAD, LIMA VADY, CO. DERRY/LONDON DERRY, BT49 9DX

Limavady 3 miles, City of Derry Airport 9 miles, Derry/Londonderry 16 miles, Belfast International Airport 54 miles, Belfast City Centre 64 miles

(All Distances Approximate)

EXCEPTIONAL DAIRY AND ARABLE FARM IN A PRIME COASTAL LOCATION

*Modern farmhouse (3 reception rooms, dining kitchen, study, 5 bedrooms), garden, 2 garages
Self-contained annex with independent access (1 reception room, dining kitchen, 2 bedrooms)*

Dormer bungalow (2 reception rooms, dining kitchen, 5 bedrooms), garden, garage, lodge, paddock

Dairy complex with 42/42 point parlour, about 250 cubicles, silage pits, slurry stores and winter accommodation for 300 head of cattle plus followers

About 500 tonnes of grain storage, general purpose farm buildings and traditional outbuildings

328 acres arable, 40 acres permanent pasture

Farm Sustainability Payment

About 395 acres / 160 hectares in total

For Sale by Private Treaty as a Whole or in up to 3 Lots

Savills Belfast
2nd Floor, Longbridge House
16-24 Waring Street, Belfast, BT1 2DX
Tel: +44 (0) 28 9026 7820



Savills Residential & Country Agency
33 Molesworth Street
Dublin 2
Tel: +353 (0) 1 618 1300
PSRA Licence 002223

HISTORY

The Drennan family were closely connected with Carse Hall, which extended to around 600 acres, and played a central role in the agricultural life of the Lough Foyle hinterland. Their long-standing presence is reflected in local records, including the birth of Kathleen Watson Drennan at Carse Hall in 1896, marking the family's stewardship during an important era of rural development. The family's connection to national service is also commemorated through Lieutenant James Wilson Drennan, son of John W and Catherine Drennan, who served with the Royal Inniskilling Fusiliers during the First World War.

As working farmers, the Drennan's were at the forefront of cultivating a landscape reshaped by major 19th century drainage and embankment improvements around Lough Foyle. These transformative works reclaimed extensive low-lying ground, enabling Carse Hall to expand its grazing lands, increase productivity and establish itself as a leading agricultural holding in the region.

A defining moment in the estate's farming heritage came in 1938, when Carse Hall hosted the first international ploughing match ever held in Ulster. Attracting an estimated 32,000 spectators, the event celebrated the region's skill, innovation, and strong agricultural tradition. Its enormous success prompted organisers to request a return to Carse Hall for the 1940 competition, though the outbreak of the Second World War ultimately prevented this. Early in the conflict, the Air Ministry purchased 333 acres of the farm to establish an airfield, which opened in 1941 and remained in active use throughout the war.

In 1995, Carse Hall was acquired by the present owners, who established a successful dairy enterprise which complemented and enhanced the existing arable operations, ensuring the core of the estate continued to thrive as a productive farming unit.

SUMMARY

Carse Hall Farm and the Land at Ballycarton are offered for sale as a whole or in up to 3 lots as follows:

Lot	Property	Description	Acres
1	Carse Hall Farm	Long Leasehold	315.5
2	Carse Lodge	Long Leasehold	7
3	Land at Ballycarton	Freehold	72.5
Whole			395

Carse Hall Farm is a well-presented and highly regarded dairy and arable farm with versatile land extending to about 395 acres (160 hectares) in total. It occupies a fine situation on the shores of Lough Foyle, enhancing its visual appeal and agricultural productivity. The farm includes a spacious modern farmhouse with a self-contained annex, while additional accommodation is offered in the form of Carse Lodge (Lot 2), which features a recently modernised five-bedroom dormer bungalow, situated privately close to the farm entrance.

A key feature of the farm is the dairy enterprise and associated land. The extensive dairy complex comprises a 42/42 point DeLaval parlour with cubicle accommodation for over 250 cows and heifers, two silage clamps and slurry storage for over 1 million gallons.

Equally impressive is the arable side of the operation, which plays a central role in the overall farming system, growing cereal crops such as wheat and barley. The farm includes extensive grain storage and drying facilities, underscoring its capacity as both a high-performing dairy and arable unit.

A significant advantage of Carse Hall Farm is the overall quality, productivity, and scale of the farmland, situated in an area which benefits from a favourable climate.

The land at Ballycarton is located approximately 5.5 miles from Carse Hall Farm and lies in two blocks comprising arable and pasture land.

The farm benefits from excellent supporting infrastructure, including good access from public roads, a network of internal tracks, well-maintained fencing and a reliable water supply.

The land can be summarised as follows:

Land Type	Acres	Hectares
Arable	328.5	133
Pasture	40.5	16.5
Woods	2.5	1
Miscellaneous	23.5	9.5
Whole	395	160

* *Miscellaneous includes roads, tracks, yards, water, etc.*

Carse Hall Farm presents one of the finest opportunities in recent years to acquire an extensive and productive mixed farm in Northern Ireland.



FARMING SYSTEM

Carse Hall Farm has, until recently, carried a calving herd of 290 pedigree Holstein Friesian cows, along with all followers. The herd is milked twice daily, with milk supplied under contract to Lakeland Dairies. Calving takes place in spring and autumn, with replacement heifers bred on the farm, and bull calves sold. An AI breeding programme is in place. Typically, six cuts of silage are taken each year, with all silage operations and slurry spreading carried out in hand.

Cows are generally turned out to grass between April and October, with a herd average production of about 9,000 litres per cow per annum.

Alongside the dairy operation, an arable enterprise is also run at Carse Hall. The land has been farmed regeneratively the last four years with reported average yields including 4 tonnes per acre for winter crops, 2 tonnes per acre for oilseed rape and maize yields of approximately 14 tonnes per acre without plastic and up to 20 tonnes per acre when grown under plastic, demonstrating the productivity and capability of the land.



SITUATION

The farm enjoys an accessible and scenic setting approximately 3 miles north of the historic and picturesque town of Limavady. Steeped in heritage dating back to the early 17th century, Limavady combines rich cultural roots with modern convenience. The town caters for day-to-day needs, offering a range of local services including grocery shops, a post office, medical and dental practices, and a pharmacy. Limavady also benefits from well-established primary and secondary schools and is surrounded by the stunning landscapes of the Roe Valley and Binevenagh Mountain.

City of Derry Airport is situated just 9 miles west of the farm, providing convenient access for both domestic and international travel. Approximately 16 miles to the 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 fourteen miles from the farm, 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 farm 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 farm 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: CARSE HALL FARM (ABOUT 315.5 ACRES)

Carse Hall Farmhouse

Carse Hall Farmhouse is an exceptional country residence occupying a commanding position, with magnificent panoramic views stretching as far as Binevenagh Mountain.

Approached via a private laneway the house is entered through a red brick pillared entrance with cast iron gates. The driveway leads to a parking area at the front of the house.

Built in 2010, Carse Hall Farmhouse is an impressive two storey home set beneath a pitch slated roof, finished in a rustic limestone render with stone quoins. Extending to approximately 4,519 sq ft, the property offers generous, well balanced accommodation, as detailed in the accompanying floor plans. High quality internal finishes and thoughtful detailing throughout ensure the house is perfectly suited to both modern family living and entertaining.

The front door opens into a bright and welcoming hallway, giving access to the two principal reception rooms positioned at the front of the house: a living room and a lounge. The lounge features double doors leading into a spacious dining room, creating an ideal setting for gatherings and entertaining. The kitchen is fitted with an extensive range of bespoke floor and wall units and includes a Rangemaster cooker. From here, a utility room, study/bedroom and bathroom are accessed, positioned conveniently beside the rear entrance.

Also on the ground floor is an annex, accessible internally via a door from the dining room or independently through its own entrance. This self contained accommodation comprises a well proportioned kitchen/dining room, a bright living room with fireplace, two bedrooms and a bathroom, perfect for guests, multigenerational living or potential rental income.

The first floor provides the principal bedroom accommodation, including a master bedroom with dressing room and en suite shower room. There are four further bedrooms, two of which share a Jack and Jill shower room, while the remaining two bedrooms are served by a further family bathroom.

Gardens & Grounds

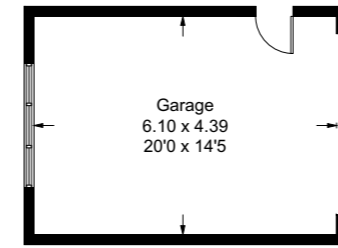
The house sits amidst established landscaped garden grounds which are predominantly laid to lawn. An apple orchard is situated to the rear of the house along with a greenhouse and vegetable garden. A garage is set within the grounds.



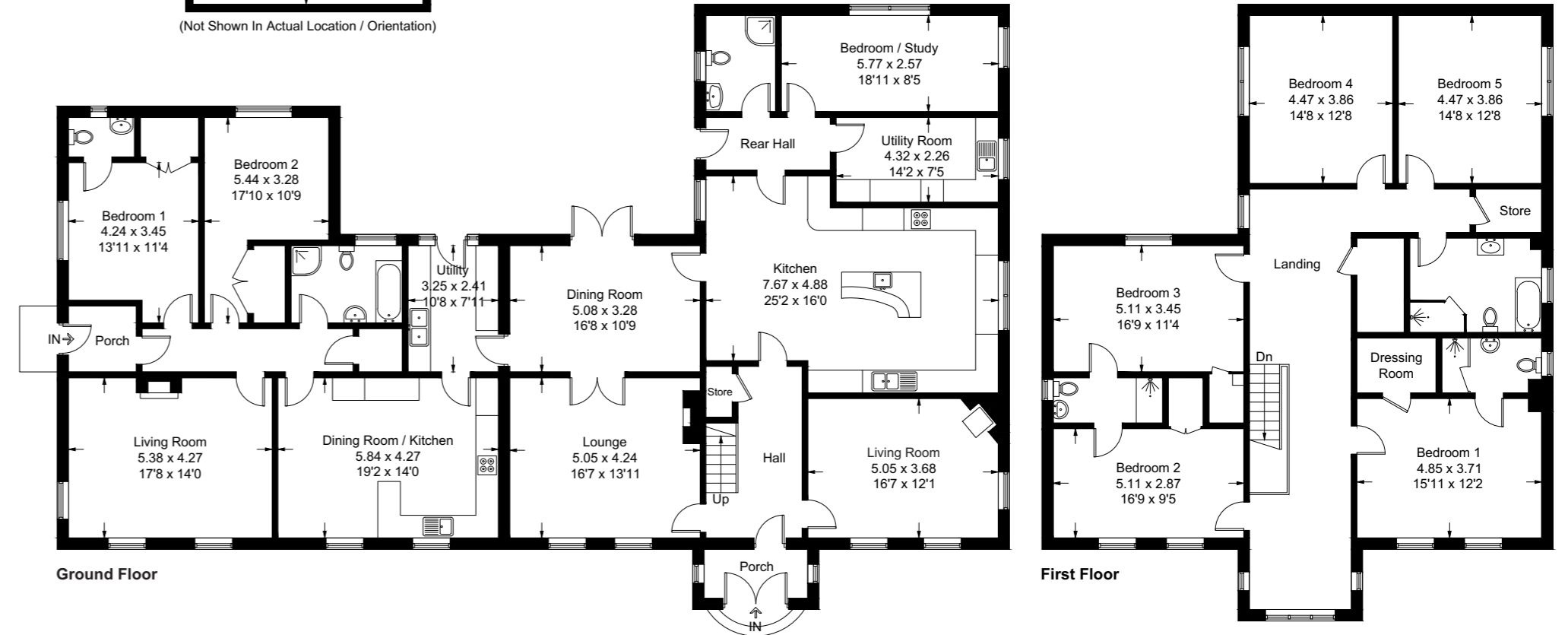


CARSE HALL FARMHOUSE

Approximate Gross Internal Area = 419.8 sq m / 4519 sq ft
 Garage = 26.8 sq m / 288 sq ft
 Total = 446.6 sq m / 4807 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

FARM LAND

The productive farmland at Carse Hall lies within a ring-fenced block and is in excellent heart, yielding strong grass swards and consistently high-quality cereal crops. The land has been exceptionally well managed by the current owners. Although currently in a combination of temporary pasture and cereals, the entire holding is fully capable of arable production.

The land is arranged in large, level fields, ideally suited to efficient working with modern machinery. The fertile soils support a wide range of cropping and grassland systems, with oats, wheat, barley, oilseed rape and maize successfully grown. The temporary grassland is recognised as top quality silage ground, enhancing the versatility and output of the farm.

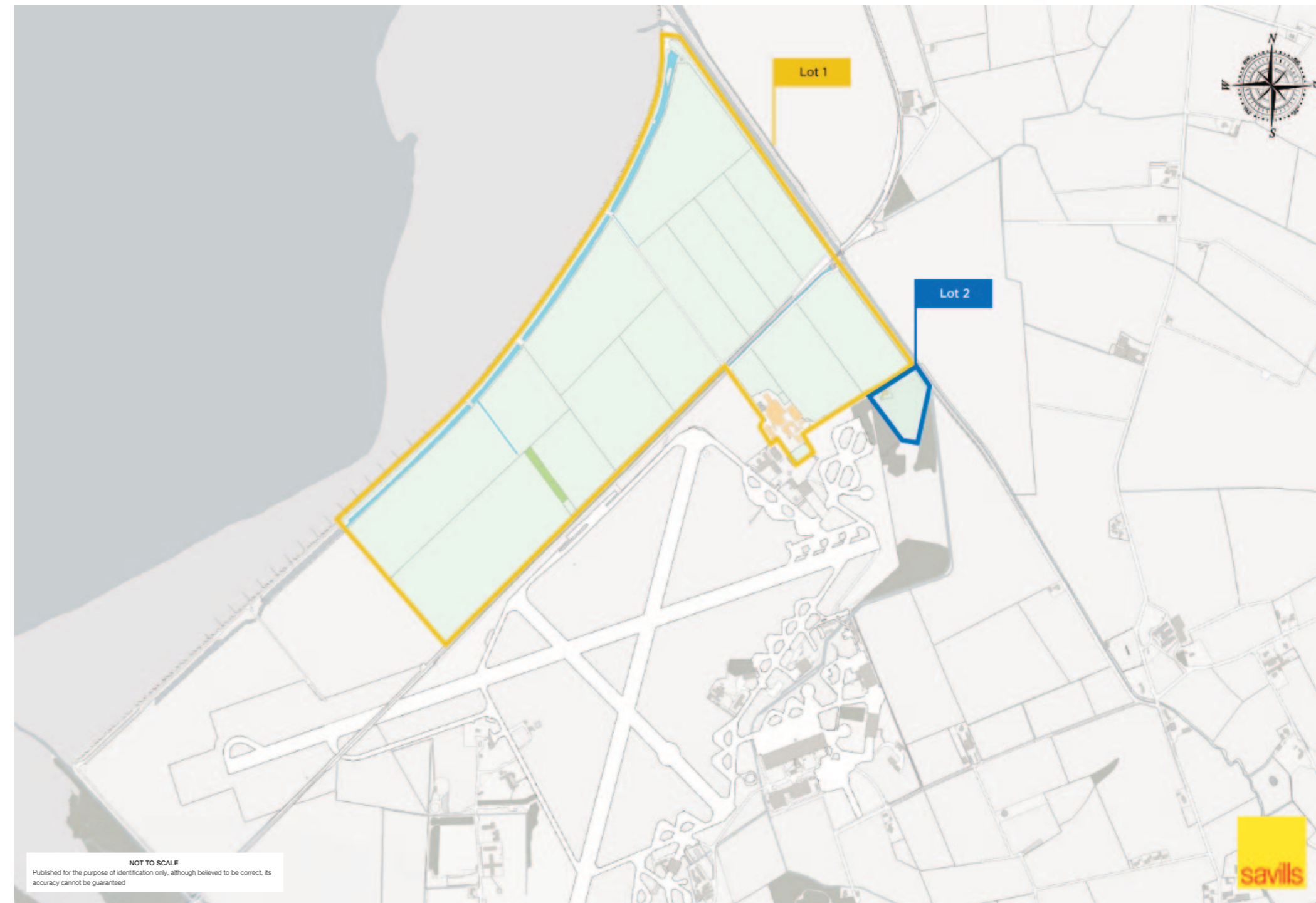
Highly productive and extremely adaptable, the land benefits from a good working depth and a strong, fertile soil profile, making it particularly well suited to cereal production and intensive grassland management.

A drainage infrastructure is in place, including a high-capacity pump.

The current owners have made substantial investment and improvements to the land and infrastructure during their ownership, in particular, the internal road network, fencing, drainage, water supply and reseeding.

The land can be summarised as follows:

Land Type	Acres
Arable	284.5
Permanent pasture	11
Woods	1
Miscellaneous	19
Total	315.5



LOT 2: CARSE LODGE (ABOUT 7 ACRES)

Carse Lodge

Carse Lodge is a modernised dormer bungalow accessed directly off Carse Road and set approximately 250 metres back from the entrance to Carse Hall Farmhouse.

Built in 1996, Carse Lodge extends to approximately 2,896 sq ft, offering generous and well balanced accommodation, as detailed in the accompanying floor plans. Designed with both style and practicality in mind, the interiors provide a welcoming space for contemporary family life.

Internally, a bright hallway leads to a welcoming lounge with a wood burning stove and a dining room with double doors opening onto the rear garden. The open plan kitchen/family room is fitted with an extensive range of bespoke floor and wall units and includes a Rangemaster cooker and a stylish central island. From here, a utility room and bathroom are accessed, conveniently positioned beside the rear entrance.

The east wing of the house provides the principal bedroom accommodation, including a master bedroom with en suite shower room. It also includes two further bedrooms and a family bathroom.

The first floor offers two spacious bedrooms.

Gardens & Grounds

The house sits amidst established landscaped garden grounds which are predominantly laid to lawn and bordered by beech hedging. A good size garage lies to the rear of the house, while there is a lodge to the side.

Land

A single, well proportioned block of about 6.5 acres surrounds the house, laid out as one attractive field enclosed by mature hedging and stock-proof fencing. The land enjoys good access directly off Carse Hall Road, making it practical for a variety of uses while providing an appealing, sheltered setting for the property.



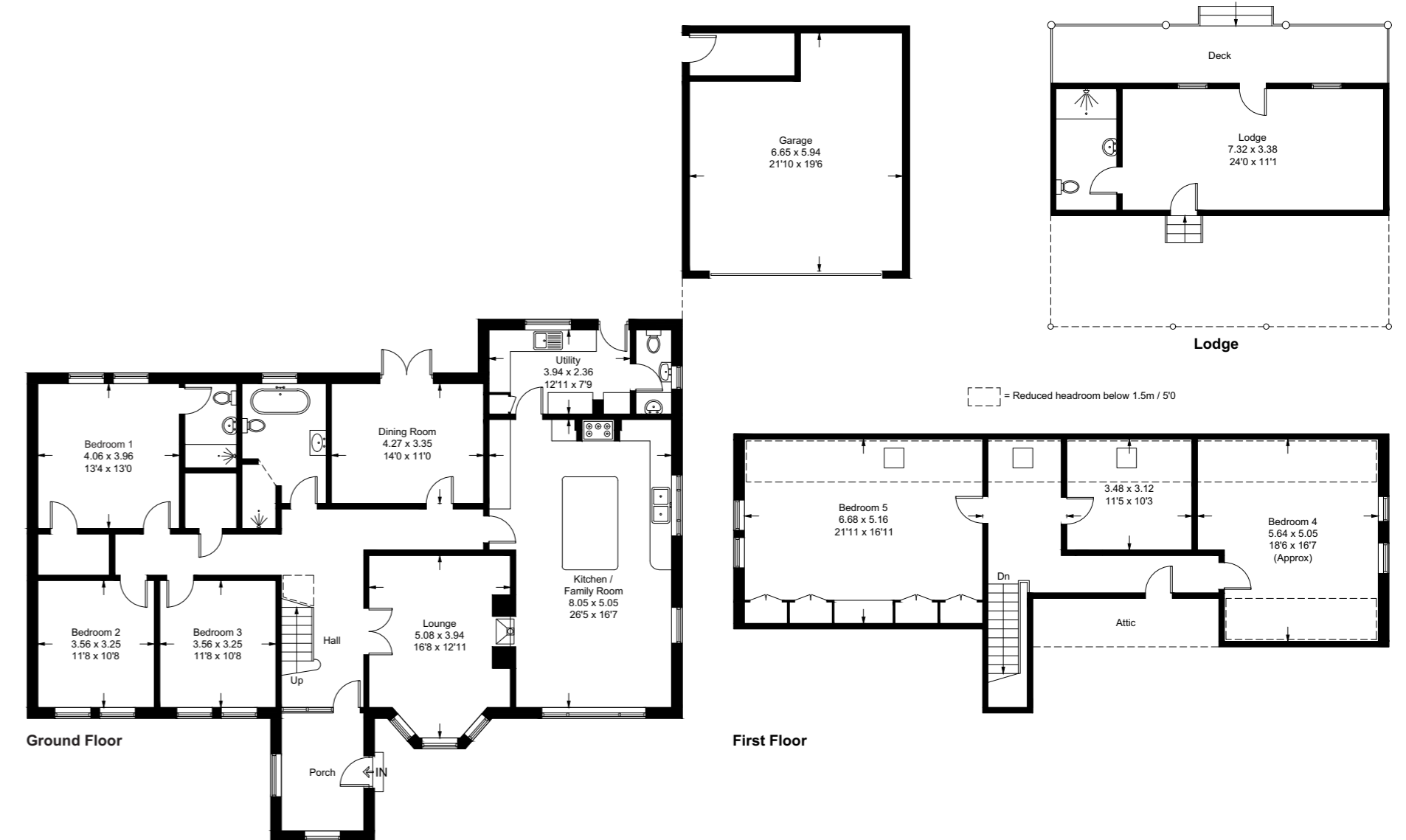
CARSE LODGE

Approximate Gross Internal Area = 269.1 sq m / 2896 sq ft

Garage = 39.6 sq m / 426 sq ft

Lodge = 31.1 sq m / 335 sq ft

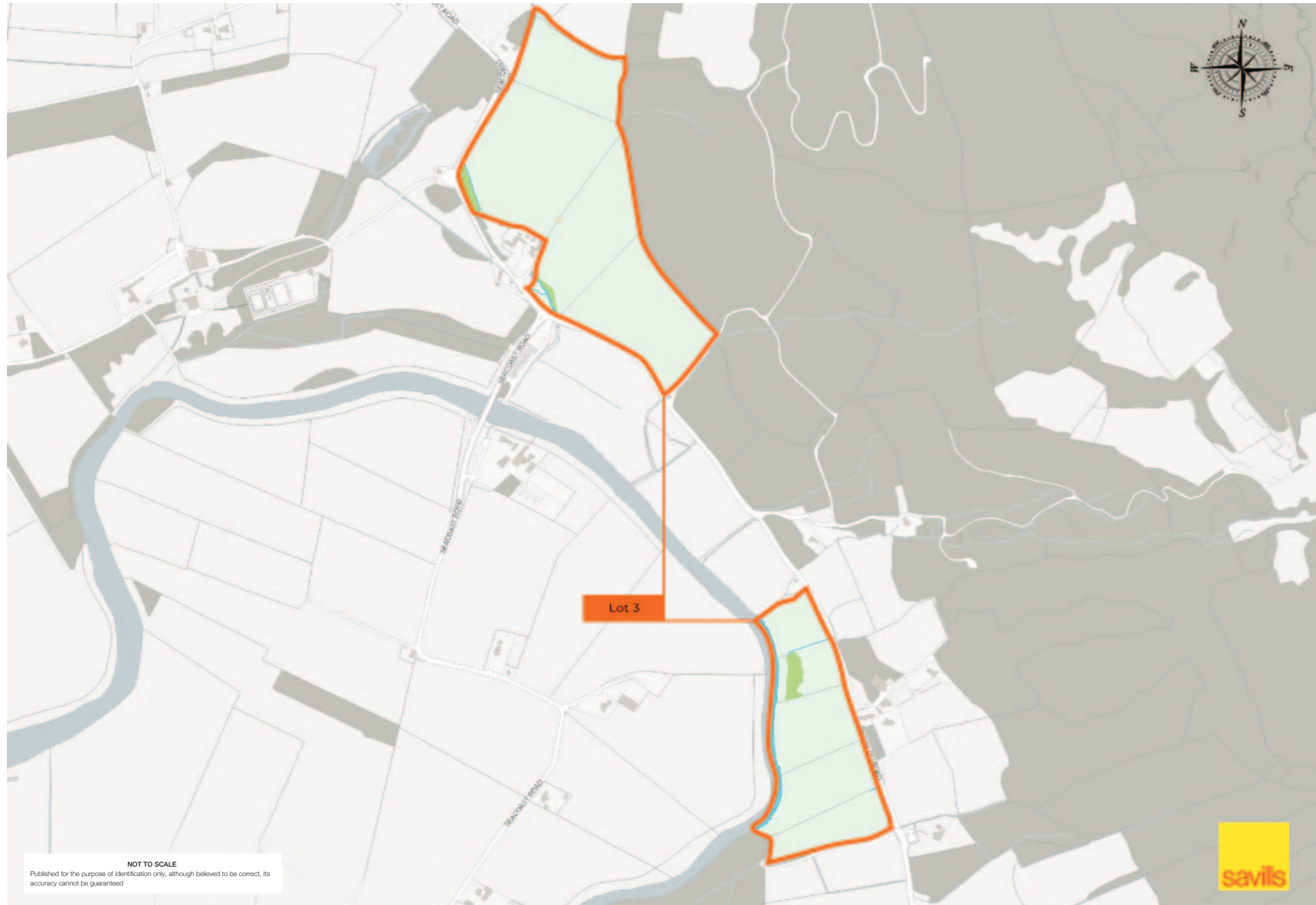
Total = 339.8 sq m / 3657 sq ft





LOT 3: LAND AT BALLYCARTON (ABOUT 72.5 ACRES)





NOT TO SCALE
Published for the purpose of identification only, although believed to be correct, its accuracy cannot be guaranteed

Land

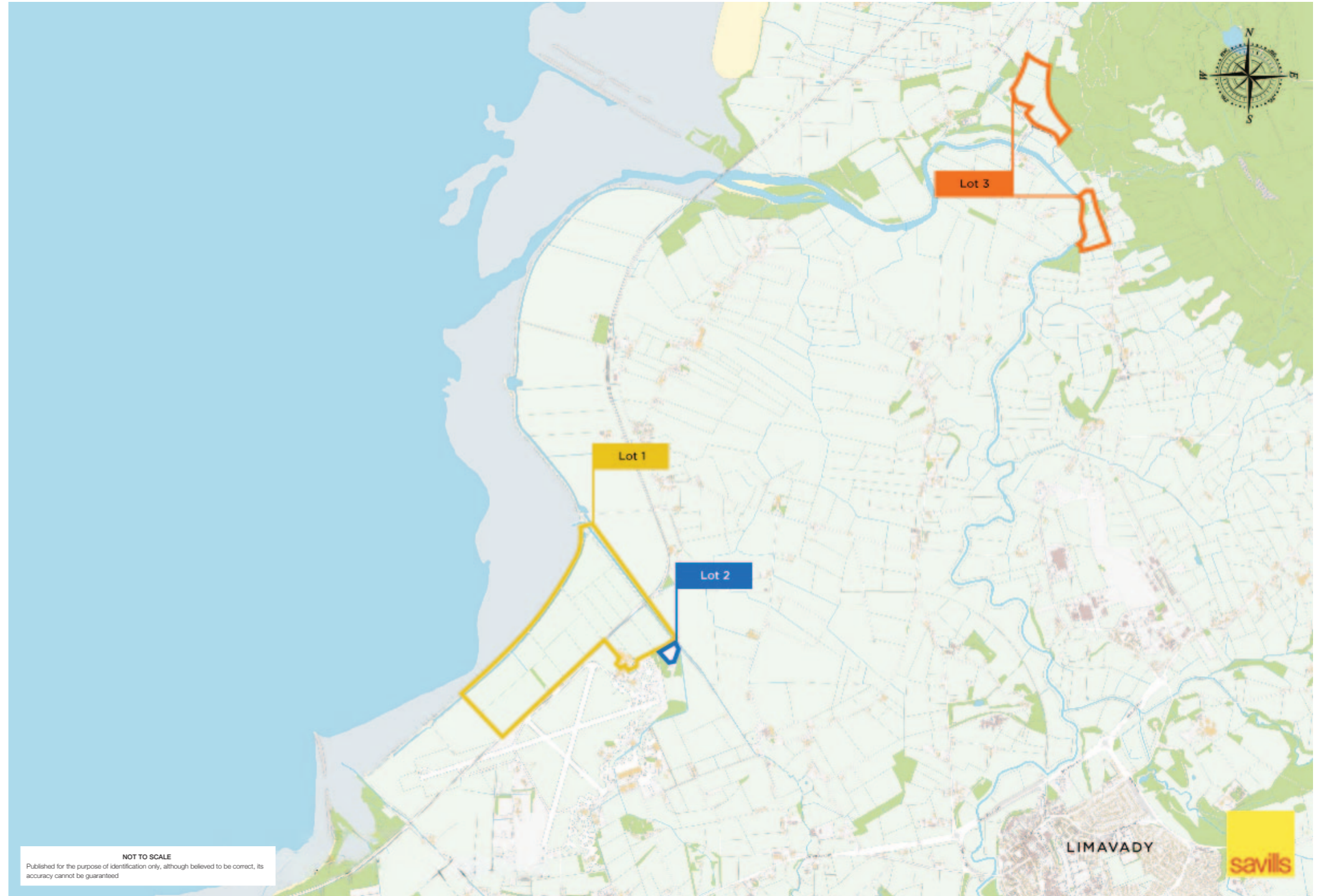
The land at Ballycarton is arranged in two blocks situated on either side of the public road. The northern block extends to about 47.6 acres in total, while the southern block comprises about 25.1 acres.

The northern block is divided into four well-proportioned fields, each ideally suited to modern farming practices.

While the majority of this block is currently laid to grass, about 38 acres are well suited to arable cropping, with around 7 acres of permanent pasture and 0.8 acre of mature woods.

The southern parcel is arranged in five fields of pasture and adjoins the River Roe. Each field benefits from useful road frontage, enhancing accessibility and ease of management.





GENERAL REMARKS & STIPULATIONS

Data Room

Further detailed information will be available online via a protected data room to those who have viewed.

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, especially around the farmyard.

Directions

The postcode for Carse Hall Farm is BT49 9DX.

What3words

Lot 1 – ///dimes.massaged.swatting

Lot 2 – ///jokes.focus.epidemics

Lot 3 – Northern block - ///thrilled.ambushed.blitz Southern block - ///edicts.smirking.hears

Residential Schedule

Property	Water	Drainage	Heating	EPC	Rates
Carse Hall Farmhouse	Mains & Private	Private	OFCH	C	£2,864
Carse Lodge	Mains & Private	Private	OFCH	C	£2,353

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.

OFCH – Oil-Fired Central Heating

Minerals, Sporting and Timber Rights

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

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

The liquid fertilizer tank, RTK aerial and gas tank are all leased and specifically excluded from the sale.

Solicitors

Babington Solicitors (contact: Tom Wylie)

9 Limavady Rd, Londonderry, BT47 6JU

Tel: +44 28 7131 0600

Email: twylie@babingtonlaw.com

Ingoing Valuation

The purchaser of Carse Hall Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies.

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 purchasers in addition to the contract price.

Farm Sustainability Payment

The land is registered for payments under the Farm Sustainability Payment and the Entitlements are included with the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

Offers

Offers may be submitted to the selling agents, Savills.

Closing Date

A closing 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.

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

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. If the farm is sold in lots, appropriate rights of access, services, burdens and wayleaves will be granted and reserved as appropriate.

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 solicitors, 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.

Generally

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



Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that:

- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract.
- (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.
- (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

Brochure prepared in 2026 and photographs taken in 2024 and 2026.

