

LAND AT CRAIGBRACK ROAD

EGLINTON, CO DERRY/LONDONDERRY





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Eglinton 1 mile, City of Derry Airport 2 miles, Derry/Londonderry 7 miles, Belfast International Airport 61 miles, Belfast 73 miles
(All Distances Approximate)

A SUBSTANTIAL BLOCK OF VERSATILE FARMLAND

Excellent road frontage and access

Accessible location with expansive coastal views

BPS Entitlements

Lot 1 – Land at Craigbrack Road North

About 36 acres of arable land

Lot 2 – Land at Craigbrack Road South

About 84 acres of arable land

About 122 acres (49 hectares) in total

For sale by Private Treaty in 2 lots or as a whole

Savills Residential & Country Agency

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PSRA Licence 002223



Savills Belfast

Longbridge House

16-24 Waring Street

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SITUATION

The land enjoys a highly accessible and scenic setting approximately one mile east 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 is situated just two miles distant from the lands, providing convenient access for both domestic and international travel.

Approximately seven 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 10 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 land is elevated and 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 land 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.



DESCRIPTION

The Land at Craigbrack Road comprises a substantial block of prime agricultural ground, combining scale, quality, and excellent accessibility. Extending to about 122 acres (49 hectares), the holding is divided into two blocks by a public road and enjoys an attractive coastal setting with commanding views over Lough Foyle.

The farmland is laid out in a series of well-proportioned fields enclosed by mature hedgerows and fencing. The soils are free-draining and fertile, capable of supporting a wide range of crops and modern agricultural enterprises. Access is facilitated by multiple entry points with double gates, allowing ease of operation with large machinery.

The property is situated less than 1 mile from Eglinton village and approximately 7 miles from Derry/Londonderry city centre.

The land has recently benefitted from reseeding and the application of lime. It is presently in temporary grass leys, with the recent cropping history including winter wheat, spring barley and potatoes.

The land offers a highly versatile farming opportunity in a desirable location, ideal for both arable and livestock farming operations.

LAND AT CRAIGBRACK ROAD ACREAGE SCHEDULE

FIELD NO.	ARABLE/PLOUGHABLE PASTURE	MISCELLANEOUS	TOTAL
Lot 1			
1	22.0	2.0	24.0
2	13.7	0.3	14.0
Sub-Total	35.7	2.3	38.0
Lot 2			
3	53.8	0.0	53.8
4	12.8	0.0	12.8
5	8.7	0.0	8.7
6	8.4	0.3	8.7
Sub-Total	83.7	0.3	84.0
Total	119.3	2.6	122.0



GENERAL REMARKS & STIPULATIONS

Viewings

Strictly by private appointment with Savills.

Health & 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.

What3Words

Lot 1 - ///emails.vegetable.dabble

Lot 2 - ///trifling.crisp.variances

Services

The land benefits from a mains water supply.

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.

Basic Payment Scheme (BPS)

Entitlements to the Basic Payment 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.

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.

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

Guckian Flanagan Solicitors (contact: Sean Flanagan)

7 Limavady Road

Londonderry BT47 6JU

Tel: +44 (0) 2871 368982

Email: office@guckianflanagan.com

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.

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 land.

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.

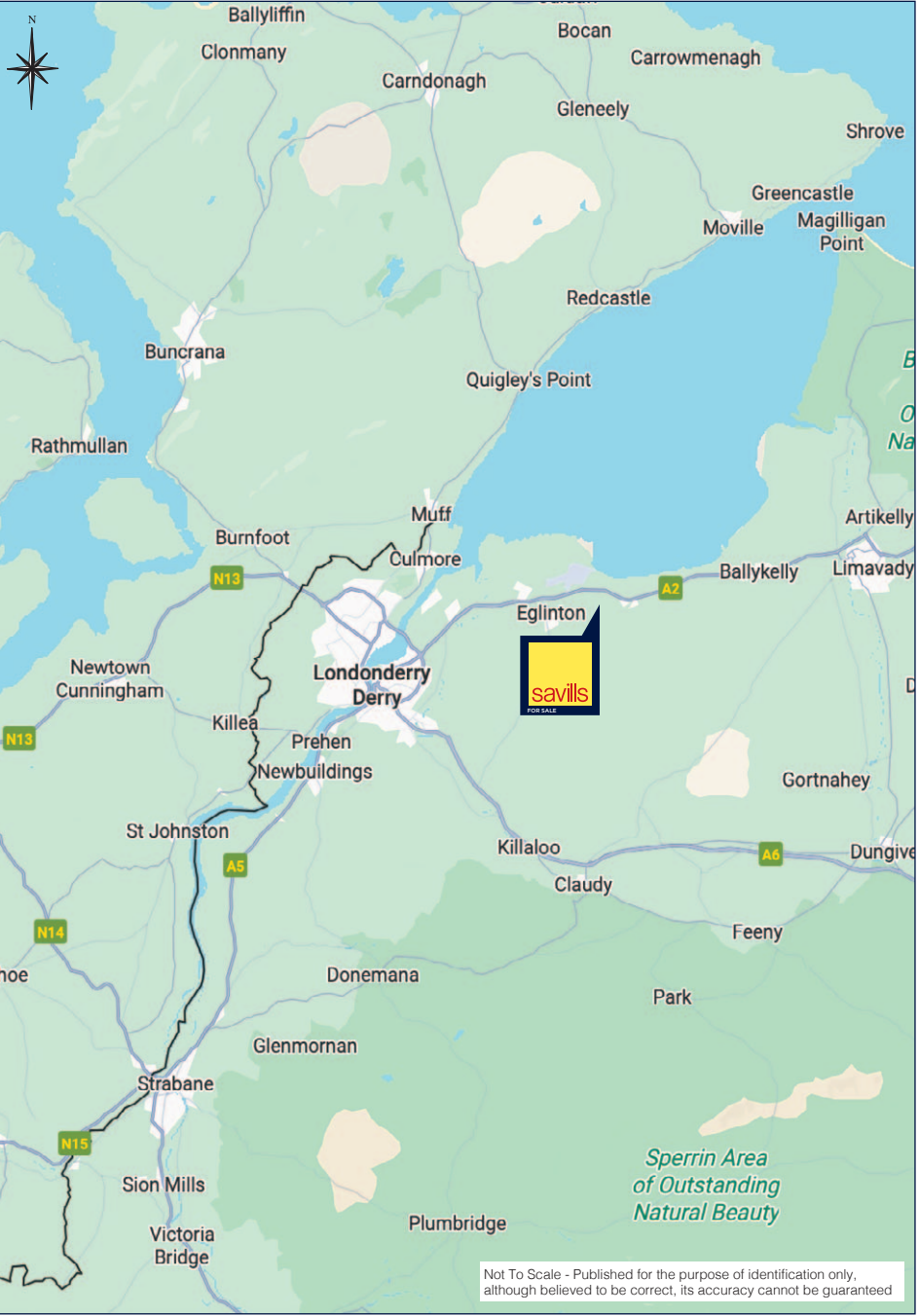
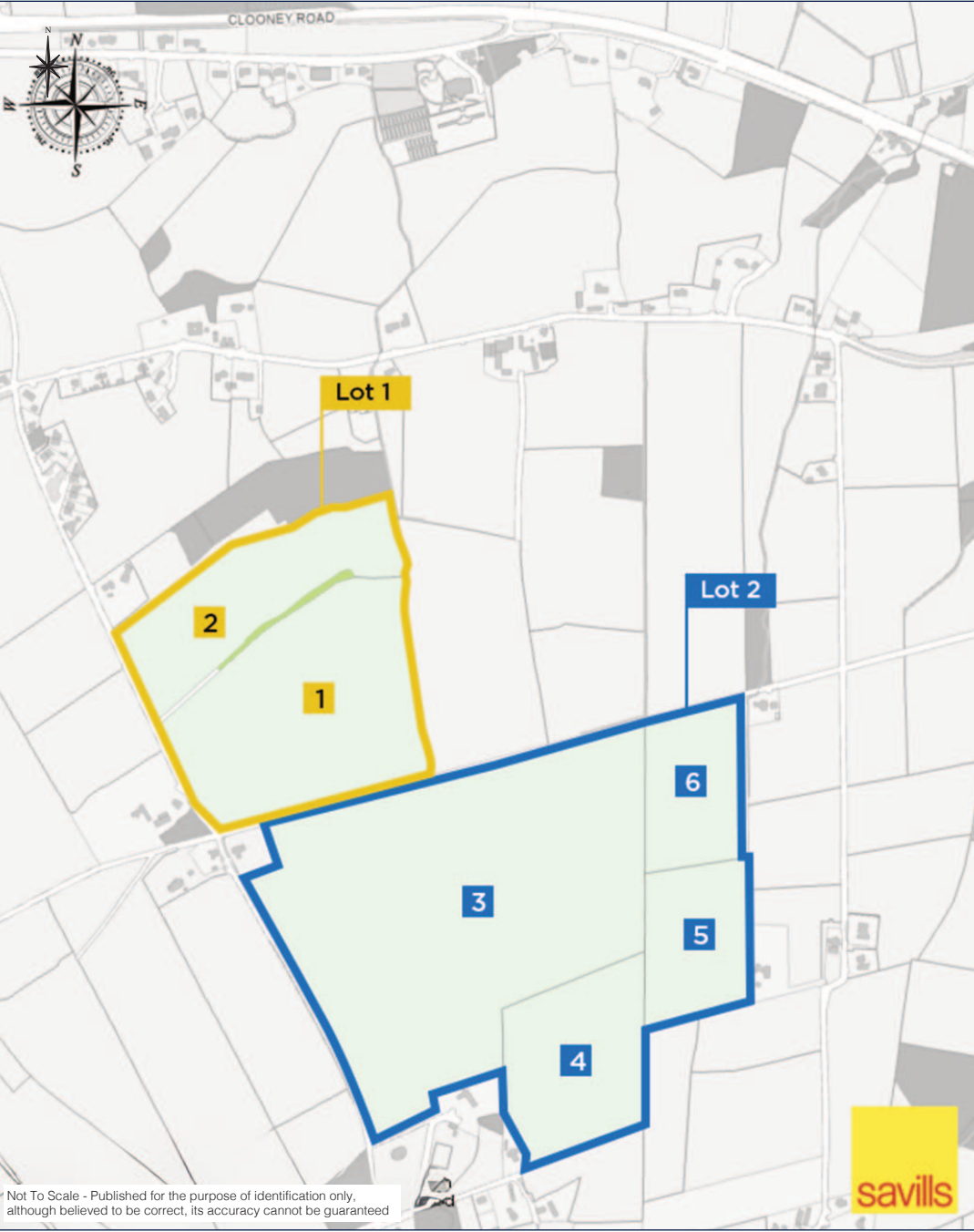
Lotting

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.

MAPS



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, photographs 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. 3. Brochure prepared August 2025.

