



For Identification Purposes Only



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Poultry Farm with Dwelling on c. 15 Acres
76 Craigadoo Road, Kells, BT42 4RD

LOCATION / DESCRIPTION

The property is located some 6 miles from the town of Ballymena in a quiet rural setting.

The farm comprises two modern houses, a detached bungalow (in need of modernisation) and a block of farmland.

The Craigadoo Farm presents an opportunity to acquire an extensive poultry farm with residential accommodation and good scope for expansion

ACCOMMODATION

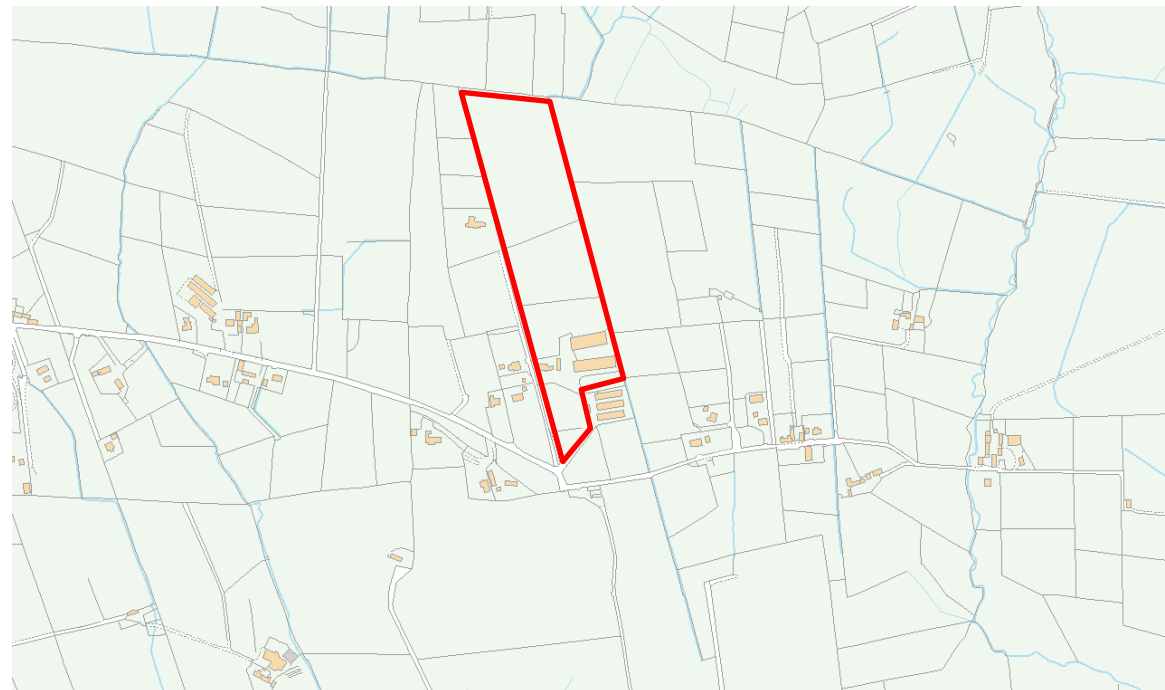
- **POULTRY HOUSE 1:** 170' X 58' Turkington House (GRP Agriflex) – with pan feeders, nipple drinkers, gas brooder heaters and 2 No. Q Mac Bins. The house is naturally ventilated with pop holes to facilitate free range. CAPACITY – 19,700 BIRDS
- **POULTRY HOUSE 2:** 200' X 47' McKillen & Fitzgerald House (T & G Boarding) – with tube feeders, nipple drinkers, gas brooder heaters and 2 No. Q Mac Bins. The house is naturally ventilated with window provision.

TOTAL BIRD CAPACITY – 19,170 BIRDS

- **BUNGALOW:** Detached bungalow comprising entrance hall, living room, kitchen, bathroom, and 4 no. bedrooms.
- **OUTSIDE:** Integral garage of c. 15' x 15' and a store of c. 43' x 15'
- **SERVICES:** The site is serviced by mains water and electricity.

BUSINESS OPPORTUNITY

Consideration may be given to enter into a poultry growing arrangement with Moy Park subject to an agreed programme of refurbishment works being carried out to the buildings – further details available on request.





SITE AREA

The site extends to c. 15 acres (6.12 Hectares) to include paddock and rough grazing lands.

SALES DETAILS

PRICE: Offers in the region of £225,000
TITLE: Assumed freehold or long leasehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

VIEWING

STRICTLY BY APPOINTMENT ONLY – No unauthorised viewing due to bio-security.

FURTHER DETAILS



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