

FOR SALE

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574 Glenshane Road, Feeny, BT47 4TG

Available in its entirety or available in separate lots

This Rare Offering comprises a Commercial / Agricultural holding extending to 13.09 acres currently operating as a Fun Farm along with a 4 bed detached dwelling together with 2 residential development opportunities with the benefit of Full Planning.

LOCATION

The subject holding is situated on the Glenshane Road approximately 1 mile from the village of Feeny, 4.5 miles from the village of Claudy, 6 miles from the town of Dungiven convenient to all local amenities within the surrounding villages and towns.

The land is located within the Sperrin Mountains Area of Outstanding Natural Beauty and as such the holding boasts stunning views of the surrounding countryside.

DESCRIPTION

The holding extends to c. 13 acres and comprises arable lands along with farmyard with a range of sheds / outbuildings, 4 bedroom detached dwelling finished to an excellent standard, residential site with full planning permission and foundations in place for a 1.5 storey dwelling. One of the existing outbuildings within the farmyard also has planning for conversion to residential self catered holiday unit.

The holding is currently operated as a fun farm and benefits from planning approval for the current commercial use.

Further details in relation to the operating business is available from the selling agents to bona fide parties.

This excellent opportunity offers an option to continue the going concern or alternatively to diversify to other commercial uses subject to obtaining any necessary planning consents



OPTION TO SPLIT

Available in its entirety or available in separate lots as follows:

- Lot 1: Dwelling, Barn Conversion & Agricultural outbuildings
- Lot 2: Dutch Barns and Yard / Car Park
- Lot 3: Agricultural Lands & Site for Single Dwelling

1 MILE
TO FEENY

4.5 MILES
TO CLAUDY

6 MILES
TO DUNGIVEN

14 MILES
TO DERRY CITY

LOT 1

RESIDENTIAL HOUSE, BARN CONVERSION OPPORTUNITY & AGRICULTURAL BUILDINGS

ACCOMMODATION RESIDENTIAL

DWELLING	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Open Plan Kitchen & Living Area	41.82	450
Living Room	25.37	273
Hallway	16.38	176
Utility	8.05	87
Office	6.75	73
W.C	2.64	28
FIRST FLOOR		
Master Bedroom (inc ensuite and walk in wardrobe)	27.29	294
Bedroom 2	15.84	170
Bedroom 3	12.00	129
Bedroom 4	11.48	123
Bathroom	9.68	104
TOTAL ACCOMMODATION	177.30	1,907

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF C4980





LOT 1 BARN CONVERSION OPPORTUNITY

ACCOMMODATION

AGRICULTURAL / COMMERCIAL BUILDINGS **AREA (SQ M)** **AREA (SQ FT)**

Stone Outbuilding (planning for conversion to holiday unit) 132.00 1,420

PLANNING

Ref: LA11/2022/0921/F:
 Proposal: Conversion of existing stone barn to provide self catered holiday unit, with car parking
 Decision: Granted 8 April 2025



LOT 1

AGRICULTURAL BUILDINGS

ACCOMMODATION - AGRICULTURAL

AGRICULTURAL / COMMERCIAL BUILDINGS	AREA (SQ M)	AREA (SQ FT)
Stone Outbuilding	86.20	928
Café / Soft Play Shed (exc mezzanine 1,800 sq ft)	334.57	3,600

SITE AREA

	ACRES	HECTARES
Site Area Approximate Boundaries	0.94	0.38



LOT 2 DUTCH BARN & YARD / CAR PARK

ACCOMMODATION - AGRICUTURAL

AGRICULTURAL / COMMERCIAL BUILDINGS	AREA (SQ M)	AREA (SQ FT)
Dutch Barn	187.05	2,013
Apex Roof Barn	193.50	2,082

SITE AREA

	ACRES	HECTARES
Site Area (Approximate Boundaries)	1.05	0.42

The logo consists of the letters 'OKT' in a bold, black, sans-serif font, arranged vertically. The 'O' is at the top, 'K' in the middle, and 'T' at the bottom. The logo is set against a yellow triangular background that points towards the top right corner of the page.

LOT 3 AGRICULTURAL LAND & SITE FOR SINGLE DWELLING

SITE AREA

	ACRES	HECTARES
Site Area (Approximate Boundaries)	11.12	4.50

PLANNING

Ref: LA11/2021/0343/RM:
 Proposal: Proposed dwelling & garage on farm
 Decision: Granted 23 June 2021 (Foundations in place)





ENTIRETY HIGHLIGHTS

This rare offering combines a working attraction, residential / accommodation assets with development potential and income-producing flexibility appealing to owner-occupiers, developers, investors, or lifestyle seekers.

- **Established & Well-Loved Brand:** Operating Successfully since 2014 with a strong following and excellent online reviews.
- **Prime Rural Location:** Set in the scenic Sperrin Mountains, close to Derry City, popular with both tourists and locals.
- **Turnkey Operation:** Sale includes all equipment, animals, attractions, fixtures and branding. Ready to trade from day one.
- **Diverse Revenue Streams:**
 - Farm Park Entry & Ticket Sales
 - Café / Restaurant or Catering Options
 - Seasonal Events (Easter, Halloween & Christmas)
 - School / Group Visits & Birthday Parties
 - Gift Shop & Merchandise
- **Strong Social Media Presence & Website:** Built –in marketing channels with thousands of followers.
- **Expansion Potential:** Opportunity to grow through glamping, farm stays, educational programs, or expanding experiences offered.
- **Includes Land, Buildings & Infrastructure:** Secure long–term investment with included physical assets.
- **Residential Development Opportunities with Full Planning Permission:** Potential to convert the barn in line with the already approved permission to create an excellent self catering accommodation unit with high estimated income streams. Potential also to complete the dwelling site with foundations in place to provide an excellent family home or alternatively as standalone holiday accommodation.



This excellent opportunity offers an option to continue the going concern or alternatively to expand or diversify to other alternative commercial uses / business ventures to include agricultural, hospitality, wellness retreats, glamping, equine, educational or rural tourism experiences subject to obtaining any necessary planning consents



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SALES DETAILS

PRICE: Entirety: Further Details Available on request
Lot 1: Further Details Available on request
Lot 2: Further Details Available on request
Lot 3: Further Details Available on request

TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

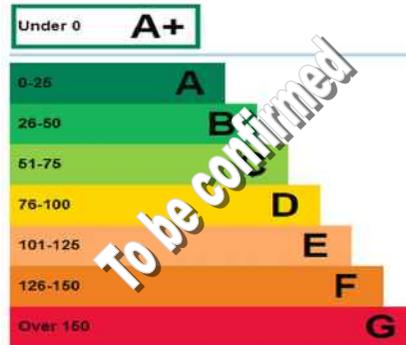
VAT

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

NAV (RATES PAYABLE)

NAV: Fun Farm £5,700
Capital Value: House (ag) £140,000

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.