



FOR SALE

Purpose Built Mushroom Farm, 45 Ratarnet Road, Armagh, BT60 1LJ

Modern, purpose-built mushroom growing and packaging facility

Lisney

Features

- Modern, purpose-built mushroom growing and packaging facility
- Built c. 2014
- Good links to NI and ROI markets

Location

The subject property is situated off the Ratarnet Road, Collone, Armagh. Heading from Newry on the A28 Markethill Road take a right c. 1.8 mile after Markethill onto the Ratarnet Road. Travel along the Ratarnet Road for c. 1 mile where you will come to a crossroads, travel straight through the crossroads and the subject property will be c. 100m on your left hand side.

The subject mushroom farm lies in a strong, strategic position as it is accessible to main UK customers and close to the border providing easy access to Republic of Ireland market.



Description

The subject property is situated on a site of approximately 2.8 acres and provides a recently erected, purpose built mushroom growing and packaging facility which has been designed to incorporate the latest in technology. Over £2m has been invested in this industry leading facility to ensure energy efficiency and the latest in high capacity output growing and packaging.

Currently the property benefits from 6 growing tunnels of 2,300 sq. m. holding 3x5 JFM aluminium shelving units with high lorries, trollies, bucket holders, safety bars and access corridors. The growing tunnels are currently setup for c. 4,000 sq. m. of mushroom growing space.

Further lands in close proximity to the subject may become available for purchase. Further details on request



Facilities

- Fully automated temperature control systems with main cooling through a 275kwh water chiller, a Frolien 99kwh pellet boiler (operating under RHI scheme) and hopper, complemented by a backup oil condensing boiler (150kwh).
- Watering lorries with digital meters, head belt conveyors, ajax frame, jazon ruffle, compost hopper, filling head casing/compost conveyor.

Facilities (Continued)

- Separate packing and office building of 550 sq.m. incorporating ground floor packing stores with intake chill room, packing room, dispatch chill room, label room, canteen, 3 offices, board room, lobby, male and female changing rooms and WC, lift and disabled WC.
- Intake stock traceability system with printer and scanner, weighing and labelling line with twin head weigh price labeller, metal detector with reject bin, stretch wrapper, lazy suzy and intake gravity rollers.



Accommodation

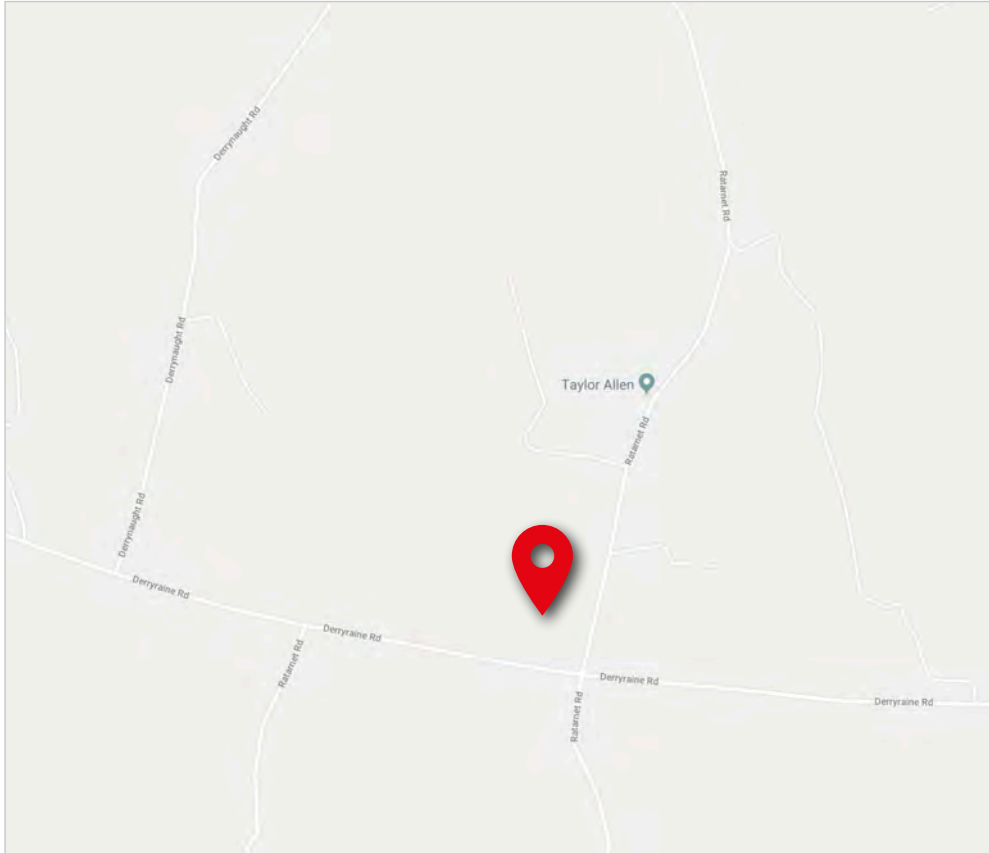
FLOOR	NET INTERNAL AREA (SQ. M.)	NET INTERNAL AREA (SQ. FT.)
Growing Tunnels (x6)	2,300	24,757
Packing / Office Building	550	5,920
Total	2,850	30,677
Site area	1.13 Ha	2.8 acres



Planning

**All Interested parties are advised to make their own enquiries into the planning potential of the site.*





EPC Rating

The property has an Energy Efficiency rating of C55.

A full certificate can be made available upon request.



Asking Price

Offers are invited.

Title

We have been advised that the property is held freehold.

Rates

We are awaiting confirmation of the ratable value for the subject property.

VAT

We have been advised that the building has not been elected for VAT.

Contact

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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/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.