



Southern Irish farmers help to boost property market in the North

DUBLIN based off farm investment specialists Farrelly and Mitchell, have identified a growing trend among its farmer clients, who are looking for property investment opportunities in Tyrone and the rest of the North. The company has so far acquired a number of commercial properties in Belfast and other key urban locations in the North on behalf of private clients and syndicates.

Malachy Mitchell, Farrelly and Mitchell's Managing Director explained, "Client farmers are coming to us, looking to acquire commercial investment property in Belfast and other Northern Ireland locations, attracted by the prospect of good rental income and capital appreciation.

GROWTH

"The trend we are seeing in the North for rapidly growing property prices is encouraging investment from our clients.

"A recent report by Halifax showed an annual price rise of 37 per cent in Northern Ireland compared to 11.1 per cent for the rest of the UK. It also identified that the ten towns with the fastest growing

property prices anywhere in the UK are all in the North of Ireland. We therefore see Northern Ireland well aligned with our aim of identifying niche and potentially premium investment opportunities for our clients."

Most recently, the company has acquired a 11,540sqft (1072sqm) prime office property in the centre of Belfast on behalf of a private syndicate of farmers (Elm Private II). The £3.13m property, which has significant development potential, is strategically located on a key gateway site fronting onto the river Lagan and adjacent to Belfast's new state of the art 500m Euro shopping centre, Victoria Square.

It is also within walking distance of the Titanic Quarter, a 2.5b Euro residential and commercial development.

Farrelly and Mitchell has now launched two further commercial property investment opportunities focusing on Northern Ireland and also Germany. The planned investments will build on previous investments and be launched under the names of Elm Private III and Alpine Private III.