

ULSTER HERALD Business

If you would like a business story covered contact 028 8224 3444 - email: editor@ulsterherald.com

(1 GBP) = EUR 1.18 | USD 1.26 | AUD 1.75 | NZD 1.93 | CAD 1.59

Fivemiletown firm hand over £5m factory

A FIVEMILETOWN-based contracting firm has handed over a new 16,000 square foot factory unit worth £5m after a successful six-month build.

Rahoran Limited, established in 2015 by Stephen Kirkpatrick, was the principal contractor on the project.

The unit, based at the Pilgrim's Food Masters site in Carran Business Park, Enniskillen, will be fitted out with new high speed production lines, with production anticipated to start in July.

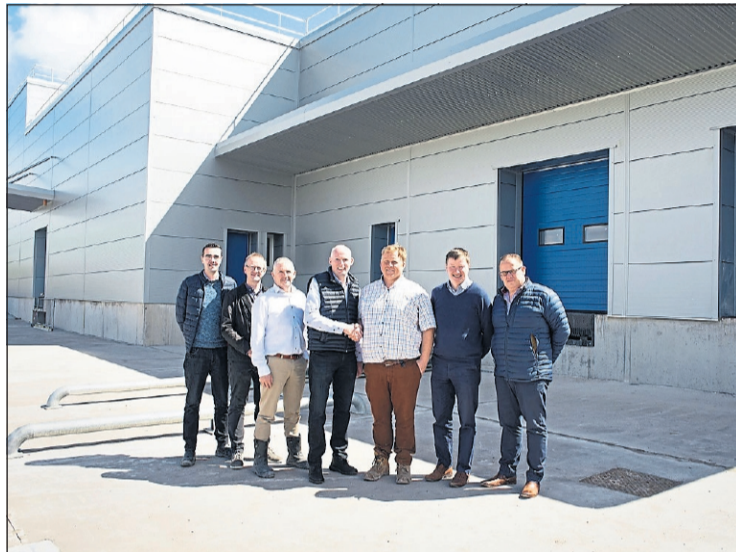
Mr Kirkpatrick, Rahoran Limited managing director, said, "Our project for Pilgrim's Food Masters is testament to how Rahoran has moved successfully into the larger commercial market.

"We were delighted to win a contract of this scale and prestige in our local area, it has allowed us to support our local economy through the creation of more local jobs and much of our supply chain coming from the local area.

"We hope this project will open more doors for our future by showing what we can deliver."

The new factory will produce products for the Fridge Raiders brand, with space for more production lines to be added in future.

With sustainability in mind the project has been developed with a roof design that can accommodate



Pictured outside the new factory are Mark Megarity, HMB Architecture, Peter Thompson, Armstrong Taylor Ltd, Phillip Marshall, HMB Architecture, David Armstrong, Pilgrim's Food Masters, Stephen Kirkpatrick, Rahoran Ltd, Clark Falkner, WTR and Partners and Rodney Condell, Condell Consultancy.

solar panels, parking spaces with charge points for electric vehicles and a self-sufficient heating system.

As well as a locally-based principal contractor, local sub-contractors and professionals were used wherever possible. The purpose-built factory will bring new levels of automation and innovation providing a better work experience for colleagues.

David Armstrong, Pilgrim's Food Masters engineering and project manager, said, "Work began on this project in November with an ambitious target to reach handover by May this year. Achieving this, against the external challenges that every business has faced in recent months is a reflection of our outstanding project team and, in particular, our principal contractor Rahoran Ltd."

Support for social enterprise

AN award-winning construction company based in Omagh has entered into a strategic partnership with the NOW Group social enterprise.

The goal of Woodvale's partnership is to deliver meaningful social value across the North. The NOW Group support people with learning difficulties and autism into secure paid employment.

Through the partnership, Woodvale will be supporting the various social businesses of the NOW Group and sponsoring social activities and friendship

groups.

Robert Ewing, Woodvale's managing director, said, "We are excited to join the NOW Group to deliver their programmes across Northern Ireland. This forms the bedrock of our social value charter."

Maeve Monaghan, NOW Group chief executive, added, "We are delighted to welcome Woodvale Construction on board as a social value partner. They share our belief in the benefits for both our economy and our communities in delivering social value."



Pictured at the launch of the strategic partnership is Yvonne Conway, Woodvale's social value manager, Robert Ewing, Woodvale's managing director, and Maeve Monaghan, NOW Group chief executive.

'Buyer beware'

Whether you want more space to work from home, plan to downgrade as the kids have flown the nest or are simply trying to get on that property ladder - the housing market in Northern Ireland is buoyant and thriving.

If you are thinking of purchasing a property, then the general principle is 'Caveat Emptor', which, translated from Latin, simply means 'Let the buyer beware'.

The vendor - or seller - has no duty of disclosure regarding any defects that are either reasonably discoverable from an investigation of the property (patent) or not reasonably discoverable (latent).

There are, of course, a few exceptions to latent defects, such as where the vendor knows something that would interfere with the enjoyment of the premises or where the vendor is aware of defects in legal ownership.

The vendor also cannot provide any information that is untrue or misleading which induces the purchaser to buy.

It is important to note that these exceptions have very high thresholds and usually you will have no right of recourse against the seller of the property.

As a purchaser you are fixed with constructive notice of matters which you would have discovered if you had made reasonable enquiries.

This means that, as a purchaser, you take the property as you find it.

The purchase of a property affords no consumer protection whatsoever and there are no warranties or guarantees regarding its condition.

Should any problems arise in the future regarding dry rot, damp, wet rot, woodworm, central heating malfunction or other structural or repair requirements these will be your responsibility in their entirety.

We recommend that you have personally inspected the property prior to purchase.

Even at this early stage don't be afraid to raise any issues that you



LEGALEAGLE
PATRICK ROCHE

may have seen which you believe may require further enquiry, such as a new extension, broken windows, rotten floorboards or no running water.

Following a personal inspection, we at Roche McBride Solicitors always recommend that a Home Buyers Survey is carried out.

A full survey can detail any works required to the property which can be rectified prior to completion or can provide an estimate of costs for repairs. Although the purchaser covers the cost of this survey it can avoid any future nasty and costly surprises after completion.

Purchasing a property is one of the largest financial transactions you will make in your life - make sure you know what you are buying!

In summary if you are thinking about buying a property, make sure you:

- Personally and thoroughly inspect the property.
- Obtain a home buyers survey and follow up any issues found in the report.
- Raise any queries and issues you have found no matter how small with your solicitor.
- Use an experienced solicitor to raise the necessary enquiries with legal title.

Patrick Roche specialises in personal injury litigation and can be contacted at Roche McBride Omagh.

Experienced Solicitors offering practical sought after advice on all areas of law



ROCHE • McBRIDE
SOLICITORS

CONVEYANCING, CRIMINAL LAW,
CIVIL LITIGATION, FAMILY LAW,
ANCILLARY RELIEF

All conveyancing
files opened
will receive
20% OFF

14 George Street, Omagh, Co. Tyrone, BT78 1DE Tel: 028 8224 5826 | omagh@rochemcbride.com