



CARRIGART, CO. DONEGAL
ON THE WILD ATLANTIC WAY



EXCEPTIONAL OPPORTUNITY TO ACQUIRE A TURN-KEY MODERN
AND LUXURIOUS RESORT IN A UNIQUE AND CAPTIVATING
SETTING ON THE WILD ATLANTIC WAY IN COUNTY DONEGAL





THE OPPORTUNITY

Overlooking Sheephaven Bay, the Donegal Boardwalk Resort comprises



Outstanding setting on the Wild Atlantic Way



27 fully-fitted modern holiday villas (15 detached, 12 semi-detached)



Fully licensed seafront bar & restaurant with function room



Total site of approximately 18.2 hectares (45 acres)



Directly adjacent to the 1 km long boardwalk which links the resort to Tramore Beach



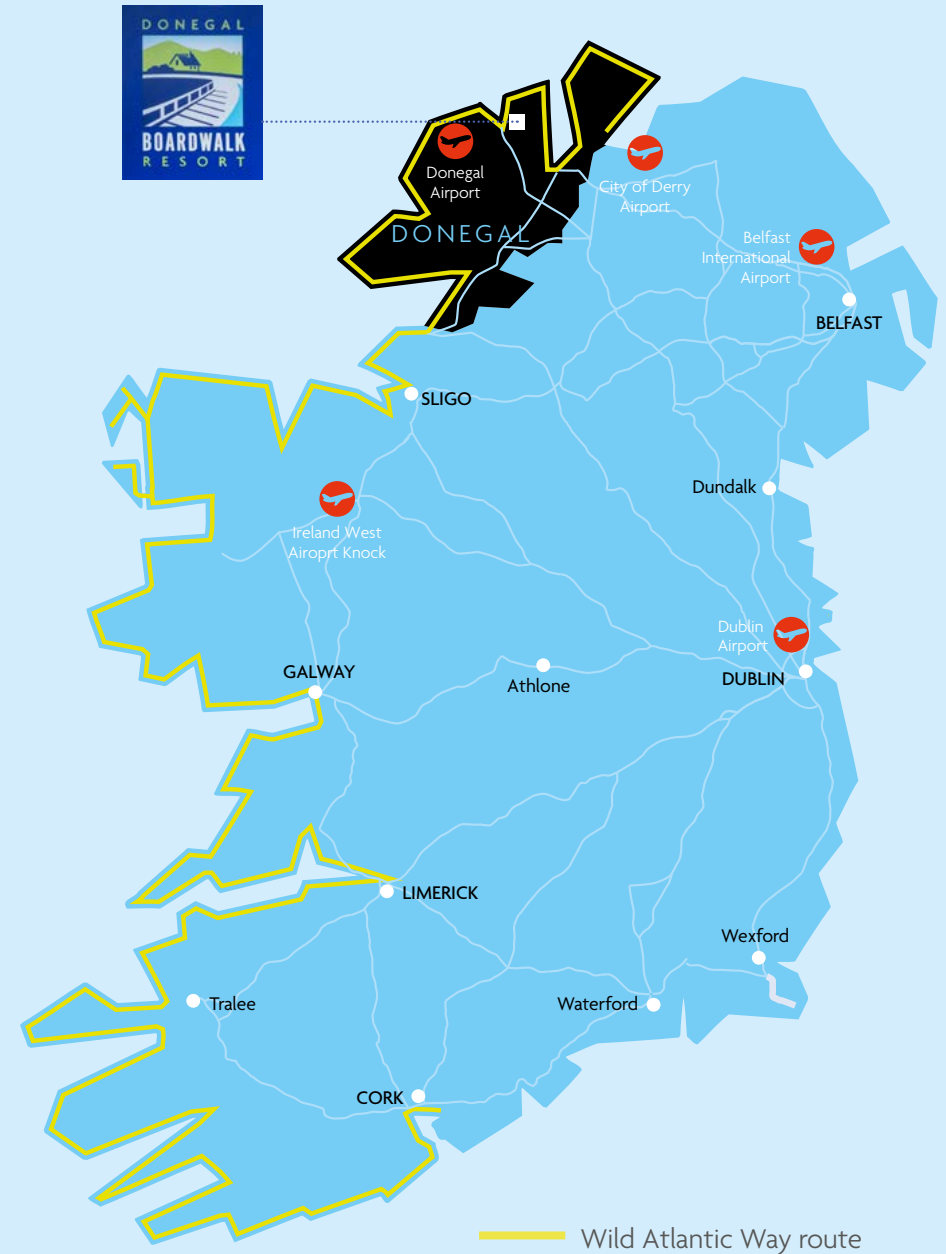
Potential for further growth by extending season and utilising lands, SPP



LOCATION

THE WILD ATLANTIC WAY, CO. DONEGAL

- Now a global brand, the Wild Atlantic Way is Ireland's first defined touring route, stretching along the Atlantic from north Donegal to west Cork. Encompassing 2,500 kms, it has become synonymous with spectacular landscapes, adventure activities and welcoming tourism operators;
- Donegal Boardwalk Resort is set in an area of stunning natural beauty. The resort lends itself to outdoor activity holidays to include: golf, fishing, hillwalking, cycling, kayaking and surfing;
- The Resort overlooks Sheephaven Bay along the Atlantic Coast between the spectacular Atlantic Drive (on Rosguill Peninsula) and Horn Head Peninsula;
- Situated close to the popular coastal villages of Downings and Carrigart;
- Adjacent to the well-known Rosapenna Hotel & Golf Resort which has 36 links golf holes and with a further 18 holes currently under construction at the new St. Patrick's Links;
- Located 30 kms north of Letterkenny, 53 kms east of Donegal Airport, 80 kms west of Derry Airport, 194 kms north of Knock Airport and 260 kms north west of Dublin Airport.



LOCAL TOURIST ATTRACTIONS

- Tourist villages of Carrigart, Downings and Dunfanaghy
- Several stunning beaches
- Wild Atlantic Way (—)
- Glenveagh National Park
- Ards Forest Park
- Fanad Peninsula including Fanad Lighthouse, a signature point on the Wild Atlantic Way
- Tory Island and Arranmore Island

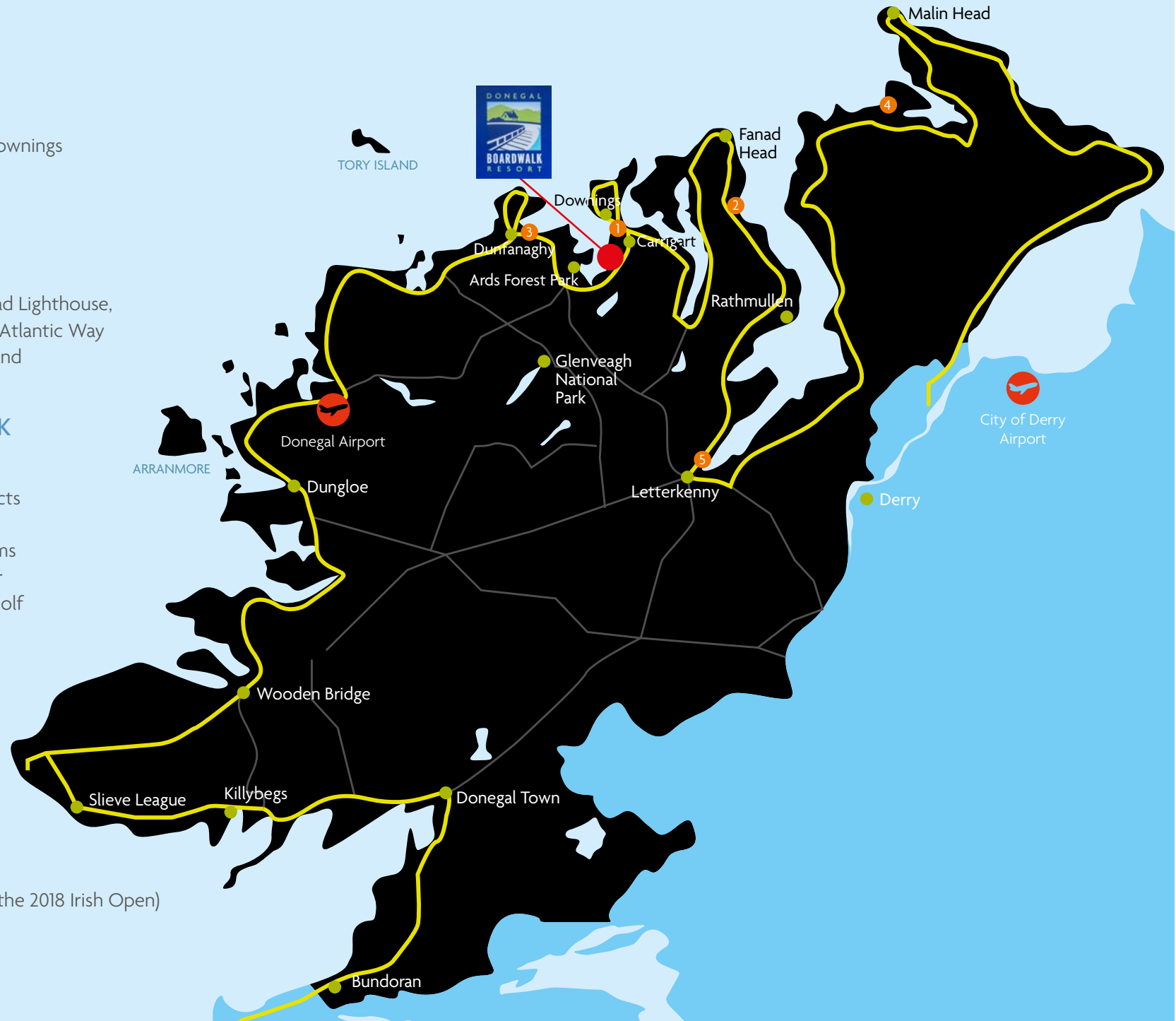
THE BOARDWALK

- Stunning 1 km long, 3 metre wide, raised boardwalk connects The Resort to Tramore Beach
- Tramore Beach, which is 6.5 kms long, stretches from Ards over as far as Rosapenna Hotel & Golf Resort and Downings.

GOLF COURSES

All within easy access

- 1 Rosapenna Golf Club
- 2 Portsalon Golf Club
- 3 Dunfanaghy Golf Club
- 4 Ballyliffen Golf Club (host to the 2018 Irish Open)
- 5 Letterkenny Golf Club



THE RESORT



27 fully-fitted modern holiday villas (15 detached, 12 semi-detached)



Coastal bar, restaurant and function room overlooking Sheephaven Bay



Purpose built sports courts



2 playgrounds



Direct access to Tramore beach via the stunning 1km boardwalk



Total site area of approximately 18.2 hectares (45 acres)



HOLIDAY VILLAS

Developed in three separate cul-de-sacs of 9 villas and within a well finished landscape, the 27 holiday villas are fitted out to a very high standard. Externally all homes are finished with Donegal Quartzite Stone.

No.	Type	No. Bedrooms	Floor Area (approx. GIA)	
			Sq Ft	Sq M
15	Detached Villa	3 Bed	121	1,302
12	Semi-detached Villa	3 Bed	116	1,249

Key features of the villas include:

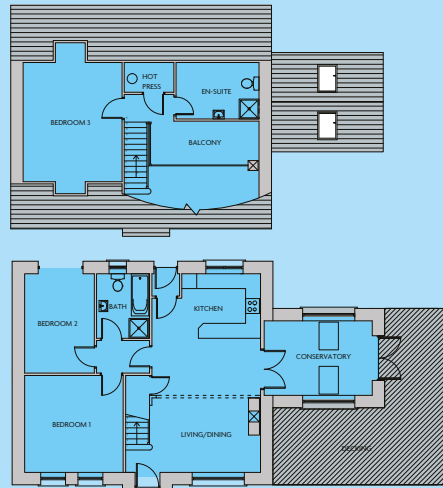
- Turn-key and fully equipped
- Presented to high standard
- Carefully landscaped site
- Donegal quartzite cladding
- Open plan ground floor
- Smart TV and high speed WiFi to each Villa
- Vaulted dining area
- Private deck/patio

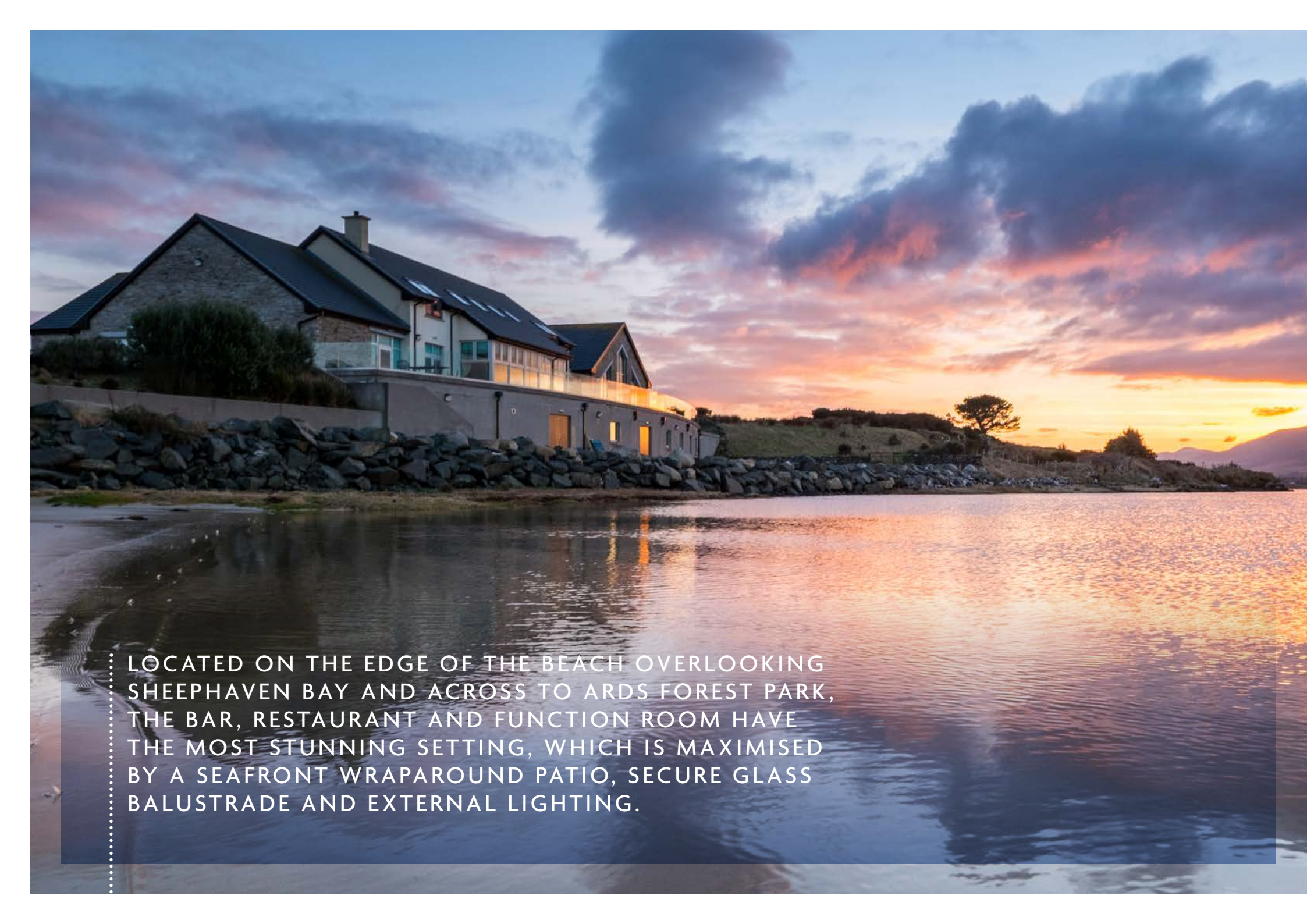
VILLA FLOOR PLANS

SEMI-DETACHED VILLA



DETACHED VILLA





LOCATED ON THE EDGE OF THE BEACH OVERLOOKING SHEEPHAVEN BAY AND ACROSS TO ARDS FOREST PARK, THE BAR, RESTAURANT AND FUNCTION ROOM HAVE THE MOST STUNNING SETTING, WHICH IS MAXIMISED BY A SEAFRONT WRAPAROUND PATIO, SECURE GLASS BALUSTRADE AND EXTERNAL LIGHTING.



SEAFRONT BAR, RESTAURANT AND FUNCTION FACILITY

- This modern building extends to a total gross internal area of approximately 1,062 sq m (11,431 sq ft) over three levels.
- The restaurant, bar and function room have been in operation since 2015. The function room and restaurant can cater for weddings, functions, private parties and conferences.
- The function room can also serve as a sports hall and benefits from changing and showering facilities.
- The first floor comprises fitted office and storage accommodation. It overlooks the coast.
- The basement provides ample storage and has capacity to accommodate water sports equipment, if required.
- This building is currently licensed to a third party operator and trades as Hooked (details on request).
- Full publican's licence (7-Day ordinary).

WEDDINGS, CONFERENCES AND EVENTS

Donegal Boardwalk Resort provides a unique events, conference and wedding venue opportunity set against the most beautiful backdrop to any event.

Facility	Capacity (approximately)
Function Room	150 Banqueting Style
Restaurant	100 Banqueting Style



Ards Forest Park

SHEEPHAVEN BAY

Downings

Tramore Beach

To Carrigart

R245

Extent of property outlined in red, for approximate identification purposes only.



TENURE

Freehold.

LICENCE AND REGISTRATION

Publican's Licence (7-Day Ordinary)

TOURISM GRANT BY FÁILTE IRELAND

"A grant was provided for the project by the National Tourism Development Authority (" Fáilte Ireland") by Letters of Offer in 2012 and 2014, and a deed of covenant and other security was provided to Fáilte Ireland in return. The deed of covenant ensured, among other things, that the project would be open for use and enjoyment by the public at all reasonable times and hours for a period of ten years starting on 29 May 2015. The incoming purchaser will be required to enter into the same deed of covenant and provide such security as may be required by Fáilte Ireland for the remaining part of the ten year period and the sale will require written consent from Fáilte Ireland on this basis".

SERVICES

Main water and electricity are connected to the property. Foul drainage is serviced by an on-site treatment facility.

PLANNING

The property has a recently lapsed permission for the further development of The Resort. A planning report covering this and other details is available on request.

THE SALES PROCESS

The Donegal Boardwalk Resort is being offered for sale by private treaty. Further information including financial information, BER reports and other relevant property details are available in a data room. Interested parties may be given access to the data room upon signing a Non-Disclosure Agreement - www.bannondonegalboardwalk.com

BER DETAILS



BER Nos. Available upon request.

VIEWINGS

Strictly by appointment.

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CLIENT



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