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Old Brick Works, Spencer Harbour House & Pier am Lough Allen

Eine seltene Gelegenheit eine Immobilie mit direktem Privatufer am Lough Allen im Co. Leitrim zu erwerben. Der Immobilien Markt in Irland liegt z. Zt an der Spitze Europas. Immobilien mit einzigartigen Lagen wie Spencer House erwarten einen sehr guten Wertzuwachs und sind in jedem Falle eine gute Wertanlage.

Das Objekt beinhaltet ca. 40.000 qm mit ehemaligen Fabrik Gelände Old Brick Works Lough Allen, Labourers Cottage, Spencer Harbour House, ehemaliger Spencer Harbour sowie den noch stehenden Schornstein der Fabrik. Die Gebäude sind verfallen und nur der Schornstein erinnert noch an die Industrietage vergangener Zeiten. Die Gegend ist heute speziell für Angler und die Binnenschifffahrt mit Shannon-Erne Kanal Anbindung bekannt. Spencer Harbour liegt zentral in den Binnengewässern Irlands. Knock International Flughafen ist in ca 45 Minuten erreichbar.

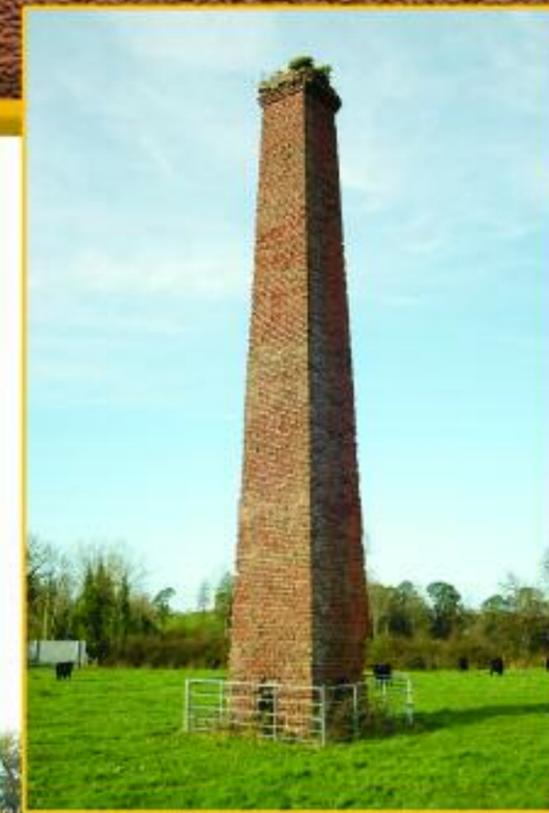
Es wurde ein komplett neuer öffentlicher Bootsanleger mit Service Block am benachbarten Grundstück erbaut. Ein Wellness Hotel bei Drumkeerin wurde vor kurzem eröffnet. Ein Schlosshotel ist ebenfalls in der Umgebung geplant. Das Objekt bietet sich für eine Vielzahl von Ausbaumöglichkeiten an. Die Insel Corry Island, (ca. 25.000qm) steht ebenfalls zu Verkauf. Jagdrechte in der Gegend können separat gepachtet werden.

Exklusiv Vertretung: Schiller & Schiller, Staatl. Lizenz. Makler, Ardtarmon Castle, Ballinfull P.O., Co. Sligo, Rep. Ireland

SPENCER HARBOUR HOUSE OLD BRICK WORKS



SPENCER HARBOUR ON LOUGH ALLEN, CO. LEITRIM



Sole Agents



SCHILLER & SCHILLER

Ardtarmon Castle, Ballinfull P.O., Co. Sligo, Rep. Ireland



THE PROPERTY:

A rare opportunity to acquire a landmark property set on the Northwestern shores of Lough Allen at Spencer Harbour near Drumkeerin, Co. Leitrim. It offers an excellent investment/business opportunity with a broad range of development potential. Such as Eco-Tourism, marina, fishing etc.

The entire property comprises of over 10 acres including former brick works site with brick chimney stack, Spencer Harbour House and a labourers cottage in derelict condition, original spencer harbour with piers & Corry Island with circa 5 acres.

HISTORY:

The Brick Works and Spencer Harbour were important factors for the industry in the 19th century for the Lough Allen community. The Lough Allen canal was in operation in the early 19th century and widely used to ship coal from the Arigna mines to Dublin via the Royal Canal.

Up to 200 people worked and lived at Spencer Harbour when in full operation. The harbour was widely used for shipping of coal from Arigna mines, the red bricks and other important goods such as parts of the cast iron Half Penny Bridge in Dublin which were casted in the nearby Creevelea Ironworks and shipped through Spencer Harbour. The Harbour was named after the Viceroy Spencer, a relative of the late Lady Di.

A small gauge railway accessed Spencer Harbour.

Some bricks can still be found on site with the inprint Logh Allen Brick Works.

The now derelict Spencer Harbour house was originally built in the early 1920 by the Layden family, who are the local mine owners to this day. Previous landowners included the Fawcetts, who owned over 1000 acres in this area.

The remains of the piers, a former labourers cottage are also still in place.

Today there are little traces left from the heavy industry in this area and tourism has taken over. On the neighbouring land a new public jetty with full service block has been built to encourage the Shannon cruisers to explore Lough Allen. Linked to the Shannon-Erne canals Spencer Harbour is an excellent central location for tourism & cruiser industry and unique opportunity. Lough Allen Spa Hotel has recently been opened. A high luxury Castle Hotel resort is also planned in the area. The area is fast developing with large investment opportunities and future potential

The circa 5 acre Corry Island could form part of a very unique watersport/activity centre. Shooting rights over these lands and surrounding countryside can also be made available by separate lease agreement.

LOCATION:

Northwestern Shores of Lough Allen, Co. Leitrim between Drumkeerin and Drumshanbo via Spencer Harbour Lane on the R 280. Approximately 1h45 to Dublin.



OPTIONS OF PURCHASE

The property offered consists of:

Labourers Cottage,

Spencer Harbour House & Brick Works,

Corry Island,

Total 16.27 acres

REDUCED FOR SPRING SALE €295.000

O.S.I.L. No. AU0024906

