

FOR SALE BY PRIVATE TREATY

On the instructions of Gearoid Costelloe, Grant Thornton, Receiver

THE DERRYNANE HOTEL

Caherdaniel, Ring of Kerry, Co. Kerry





*Opportunity to acquire a
68 bedroom hotel and
8 holiday homes situated on a
spectacular coastal site overlooking
Kenmare Bay and located on the
lucrative Ring of Kerry.*

- Beautiful coastal setting
- Located on the famed Ring of Kerry
- 68 bedroom hotel
- 8 holiday homes
- Tremendous potential
- Total site area 4.6 ha (11.4 acres)

LOCATION

The Derrynane Hotel and Holiday Homes are situated on the beautiful and much famed Ring of Kerry on the Iveragh Peninsula in South Kerry. The Hotel enjoys one of the most spectacular locations in the country looking out onto Kenmare Bay and the vast Atlantic Ocean. Nearby is the small and pretty village of Caherdaniel which leads down to the beautiful white sandy beaches of Derrynane. Also close by is a National Heritage Area with over 300 acres of forest encompassing Derrynane House, the ancestral home of Daniel O'Connell "The Liberator". The property is located 68kms from Killarney and is close to the village of Sneem.

The Ring of Kerry is one of Ireland's most popular tourist routes as it covers the unspoilt beauty of the Iveragh Peninsula and links Killarney, Caherdaniel, Sneem and Kenmare. The Ring of Kerry provides an amazing insight into the ancient heritage of Ireland from Iron Age Forts and Ogham Stones, old monasteries and a landscape carved out of rock by the last Ice Age 10,000 years ago. The Ring of Kerry has some of Europe's finest beaches supplemented by many outdoor pursuits that include golf, water sports, cycling, walking, horse riding and fishing. As a result, the Ring of Kerry is one of Ireland's busiest tourist routes.



Derrynane Harbour

THE DESCRIPTION

The Derrynane Hotel (which is no longer trading) and 8 luxury holiday homes are located on a site of 4.6ha (11.4 acres). The three storey hotel has been built in such a way as to blend seamlessly with its coastal location. The hotel accommodation comprises first floor open plan lobby / foyer, lounge and diningroom together with 31 ensuite bedrooms. On the second floor there is a games room and 30 ensuite guest bedrooms, catering kitchen and stores. On the third floor there are 7 guest bedrooms, gym, sauna and access to the outdoor swimming pool and tennis court.

To the front of the property there are eight luxurious holiday homes each of which has been built to a very high standard. The accommodation in each house comprises ground floor kitchen/dining/livingroom, bathroom and two double bedrooms while on the first floor there is a master en suite bedroom and a store room with planning permission for conversion to an en-suite bedroom. All of the holiday homes have a combination of underfloor heating and oil central heating and each property has its own private patio area.



THE ACCOMMODATION

First Floor

Hotel Reception / Diningroom / Lounge

Guest Bedrooms (31)



Second Floor

Guest Bedrooms (30)

Games Room

Catering Kitchen and Stores

Third Floor

Guest Bedrooms (7)

Gym

Sauna / Seaweed Bath

Steam Room / Relaxation Area

Outside

Swimming Pool

Tennis Court

Ample Car Parking

Holiday Homes

8 x 3 bed homes





THE BUSINESS

The sale of The Derrynane Hotel and 8 holiday homes offers the discerning purchaser an outstanding opportunity to acquire a hotel business (currently not trading) located on the lucrative Ring of Kerry. The hotel property, which will require capital expenditure, has spectacular coastal views which is a unique selling point. The opportunity now arises to re-establish a substantial food, beverage and accommodation business and take advantage of the many tour buses which pass the hotel on a daily basis. The eight holiday homes are luxuriously appointed and offer immediate high end rental opportunities.



THE SERVICES

All mains services are available to the property.
Waste water treatment plant.
Bulk gas supply.
Oil central heating.

THE CONTENTS

An inventory of contents included in the sale is available on request.

THE TITLE

We are advised the property is held freehold.

THE BER

BER Rating:
BER Number:
BER Indicator:

THE LICENCE

Hotel licence.

THE SOLICITOR

Moya Gubbins
Harrison O'Dowd Solicitors
Estuary House,
Henry Street
Limerick
Tel: 061 416444
Mail: info@harrisonodowd.ie

DISCLAIMER: CBRE

These particulars are issued by CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.



THE CONTACTS



Tom Spillane
5 Kenmare Place
Killarney, Co. Kerry
Tel: +353 64 6633 066
Email: tspillane@eircom.net



John Ryan
Tel: +353 1 618 5721
Email: john.ryan@cbrehotels.com

Lisa Keogh
Tel: +353 1 618 5507
Email: lisa.keogh@cbrehotels.com