



ROBERT COLLERAN
PROPERTY CONSULTANTS

FOR SALE BY PRIVATE TREATY

Gulladoo Holiday Village,
Carrigallen, Co. Leitrim.

Key Benefits

- This is a unique opportunity to acquire a lakeside holiday home village and equestrian centre overlooking Gulladoo Lough
- Overall site extends to approx 8.09 hectares (20 acres)
- Gulladoo Village is located 4km south east of Carrigallen in Co Leitrim
- The property has a shoreline of approx 550 metres and a 6 boat floating berth and 3 raised decking areas



Aerial View – For Identification Purposes Only

Contacts

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BER C3 E1



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Location

Gulladoo Village is located in Cornafest along the western shoreline of Gulladoo Lough to the south east of County Leitrim. Gulladoo Lough is nearly 3 kilometres in length and 0.75 kilometres in width at the south end of the Lough which extends into County Longford. Gulladoo Village is located 4 kilometres to the south of Carrigallen Village and the waters around the area form the upper reaches of the great River Erne System and the lakes to the south and west empty into the river Shannon. This is a very popular fishing area and given its central location it attracts strong course fishing interest from Ireland and Northern Ireland. Gulladoo Village is located within 20 kilometres from the Northern Ireland border and is also located within 2 hours driving from Dublin.

City	Kilometres	Travel Time
Belfast City	105	2 hour 12 mins
Galway City	162	2 hour 9 mins
Dublin	128	2 hours
Limerick	224	2 hours 20 mins

Title

We understand the property is held Freehold.

Services

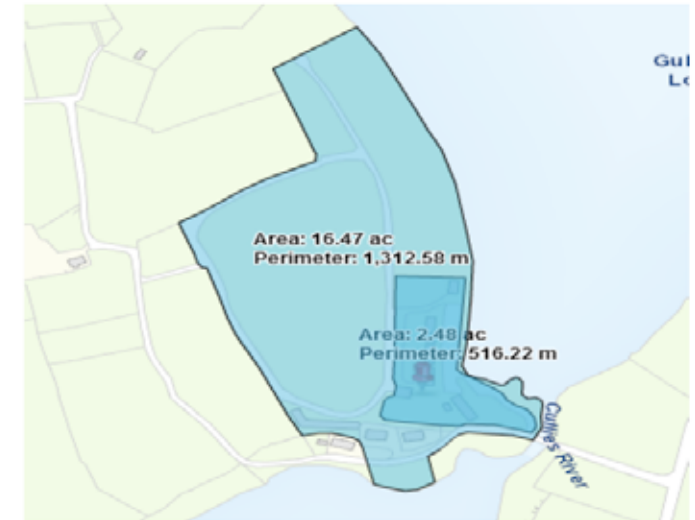
We understand that the properties benefit from the usual amenities with electricity and water supplied. However interested parties may want to upgrade the services and are required to satisfy themselves on the adequacy and availability of all services to the property.

Description

The entire Gulladoo Village lands are located to the east of Gulladoo Lough and comprise a total site area of approximately 8.09 hectares (20 acres). There is potential to build additional holiday homes and to extend the number of boat berths or viewing structures onto the lough subject to planning permission. The land is mainly farm/equestrian land (11.13 acres) and the holiday village takes up 2.48 acres of the land. Gulladoo Village has a shoreline of approximately 550 metres in perimeter and a 6 boat floating berth and 3 raised decking areas overlooking Gulladoo Lough. There is also ample room for boats and parking in front of the holiday homes. There may be potential to extend the Holiday Village to the north east of the site and accommodate additional holiday cottages or glamping (camping) accommodation (10 – 30 units) or a caravan park/ camping area. The adjoining Boat House could be refurbished to accommodate a café/bar/restaurant building with a large decking area overlooking the lake. There is also potential to use the old retreat centre building for an alternative use i.e. facilities building, water sports centre, arts & crafts, health spa, holistic healing etc. This building was used as a retreat and rehab centre in the past to include painting/ arts and crafts. There is a tranquil woodland setting along the east and south of Gulladoo Lough and the easy access for boats would be very attractive for fishing and water sports.

BER Certification

A copy of all Building Energy Rating certificates and advisory reports are available upon request.





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Schedule of Accommodation

Description	Acres
Holiday Village	2.48
Farmland Paddock West	6.7
Farmland north and east	4.41
Stables & house (south site)	1.86
Lake area	3.5
Shoreline Area	1.05
Total Site Area	18.95

Description	Sq m	Sq Ft
House 1 Bungalow	175.6	1890
House 2, 3 & 4	119	1280
House 5	116	1254
Facilities Building	79	850
Boathouse	98	1053
Stables	577	6215
Show jumping area	132	1420
Horse training ring	125	1345
Decking Areas	196	2111
Total Buildings	1660	17867

Solicitor

Brid Minnagh, Brid Minnagh & Associates, Church Street,
Longford, Co Longford. Tel: 041 3334595
Email: bridminnagh@eircom.net



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Horse Riding Track



Decking Area



Horse Training Ring



Holiday Village & Car Park



Equestrian Centre & Lake View



Stables