

# FOR SALE



Part of the  
Savills Group



## LANDS AT DEVENISH ISLAND, LOUGH ERNE AND LANDS AT DEAD MAN'S LANE, IRVINESTOWN ROAD, TRORY, ENNISKILLEN





## SUMMARY

- A unique opportunity to acquire lands at Devenish Island, situated on Lower Lough Erne and approximately 53 acres of agricultural lands at Dead Man's Lane, off Irvinestown Road, Trory, Enniskillen.
- Available as 1 or 2 Lots

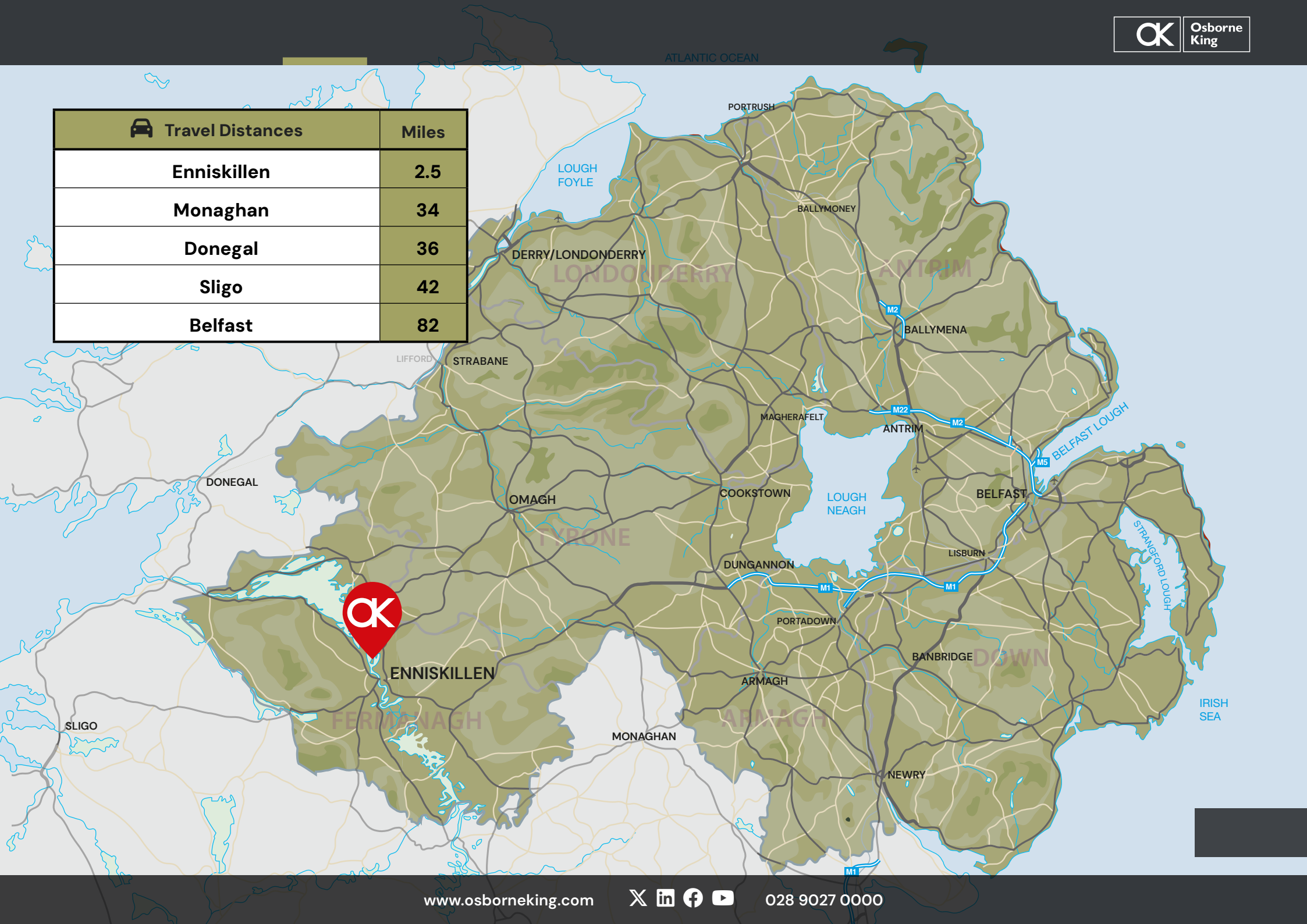
### Lands at Devenish Island

- Devenish Island is recognised as one of Northern Ireland's primary Monastic Sites. The island is positioned on Lower Lough Erne and is a popular tourist destination which hosts a number of unique historical structures dating back to the 6th century.
- The Department for Communities has a lease on 13.8 acres of the island for 10 years from 21st March 2025 at an initial annual rent of £2,700 per annum exc.
- The balance of the lands extends to c. 107 acres primarily used for agricultural purposes and grazing.

### Agricultural Lands

- The Agricultural lands at Dead Man's Lane are split into 2 sections the first area to the north comprising 24.2 acres bound by mature trees and the lands to the south comprising 28.8 acres and are both currently used for grazing. The total area of the combined lands is approximately 53 acres.

 Travel Distances	Miles
<b>Enniskillen</b>	<b>2.5</b>
<b>Monaghan</b>	<b>34</b>
<b>Donegal</b>	<b>36</b>
<b>Sligo</b>	<b>42</b>
<b>Belfast</b>	<b>82</b>





## LOCATION

Lough Erne is located in Co. Fermanagh and is the second largest lake in Northern Ireland and the fourth biggest in Ireland. The subject is located on Lower Lough Erne, also known as The Broad Lough, approximately 2 miles north of Enniskillen town centre.

Enniskillen is the county town of Fermanagh and is located between the Upper and Lower Lough Erne.

Enniskillen is classified as a medium sized town by the NISRA with a population of 13,587 as per the 2011 Census.

Enniskillen benefits from significant cross border trade due to its proximity to the border and also hosts numerous schools, colleges and the South West Acute Hospital as well as a popular retail and leisure offering.

Devenish Island is situated approximately 2.5 miles north of Enniskillen town centre. The shore lands are situated on Dead Man's Lane, off the Irvinestown Road. Devenish can be accessed via the public jetties controlled by Waterways Ireland.

(FOR INDICATIVE PURPOSES ONLY)

## HISTORY

Devenish Island is one of Northern Ireland's most well known and important monastic sites situated in the heart of Co. Fermanagh. The island sits in Lower Lough Erne and is a popular tourist location and still hosts many structures which form part of the historical site. The monastic site dates to the 6th century and rose to prominence over the following 500 years.

The island was a centre of religious worship, learning, pilgrimage and craft working. It was also a safe meeting place for powerful chieftains and

religious leaders and was given the name Devenish of the Assemblies. The island was a vibrant place for monks, families, farmers, crafts people, scholars and visitors. The island was attacked twice by Vikings in 837 and 923.

Despite these raids life on the island flourished. Structures remaining on the island include St. Molaise's House, Tempull Mor, The Round Tower, The Lower Graveyard, St. Mary's Abbey and The Cemetery Cross.

The monastic site is owned by DAERA, with the Department for Communities also leasing an adjoining area of land extending to c. 13 acres. The remaining lands extend to c. 107 acres and are used for agricultural purposes and mainly the grazing of cattle. The lands undulate gradually with sections of trees and shrubbery throughout.

An earth landing slipway has been created to allow access for the landing and recovery of animals with two jetties at either side of the island controlled by Waterways Ireland.





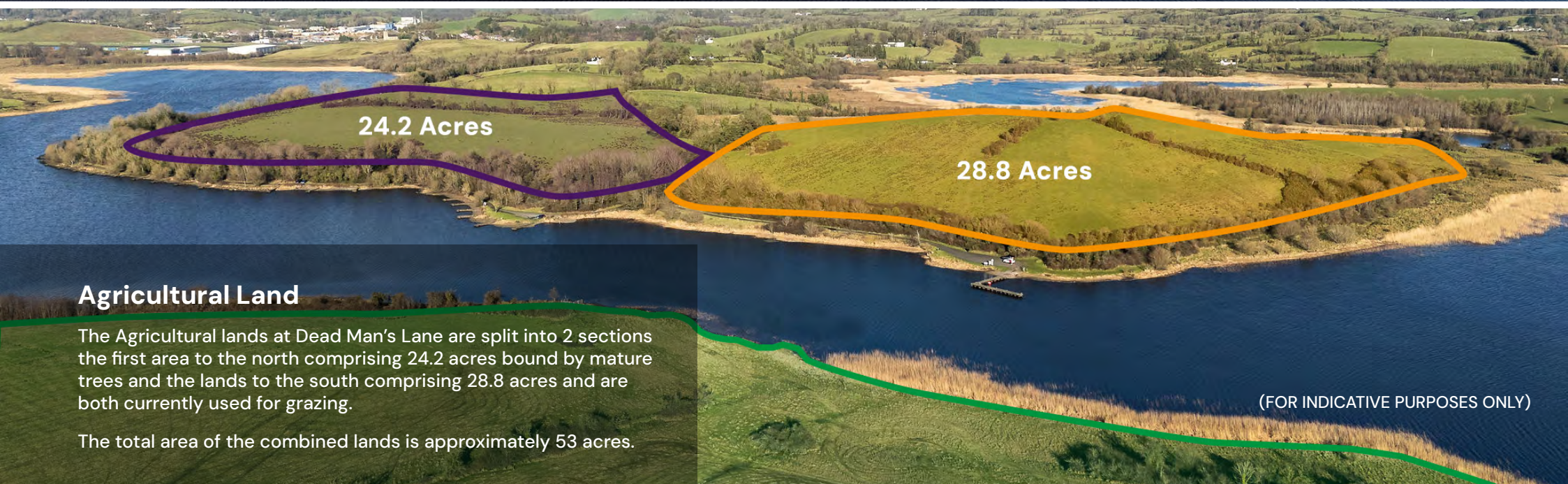
## Devenish Island

Devenish Island is recognised as one of Northern Ireland's primary Monastic sites. The island is positioned on Lower Lough Erne and is a popular tourist destination which hosts a number of unique historical structures dating back to the 6th century.

Departmental Ownership

Departmental Leasing

(FOR INDICATIVE PURPOSES ONLY)



## Agricultural Land

The Agricultural lands at Dead Man's Lane are split into 2 sections the first area to the north comprising 24.2 acres bound by mature trees and the lands to the south comprising 28.8 acres and are both currently used for grazing.

The total area of the combined lands is approximately 53 acres.

24.2 Acres

28.8 Acres

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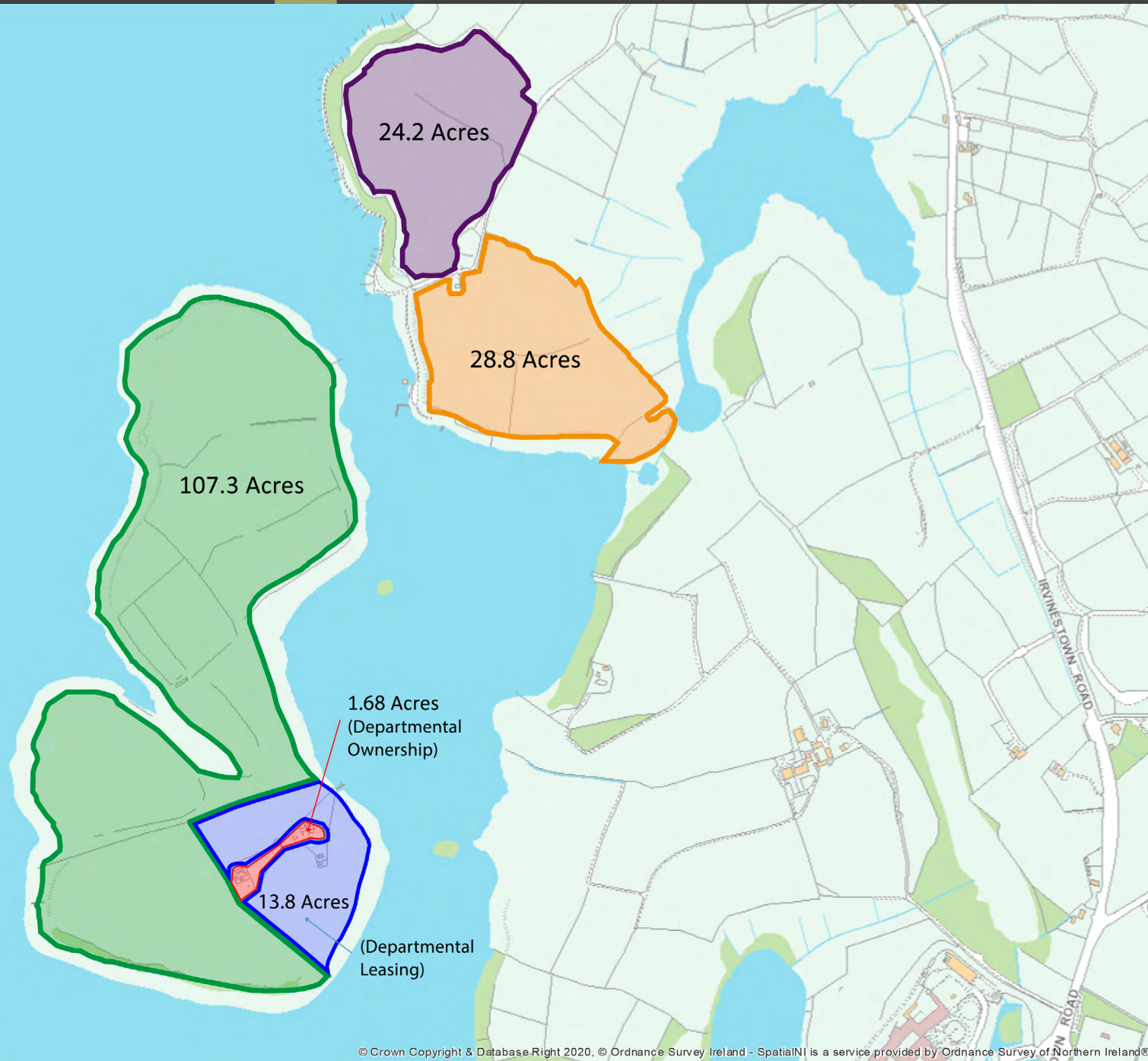
## Title Information

The area outlined in red on Devenish Island is owned by DAERA and therefore excluded from the sale.

The area outlined in blue extending to approximately 13.8 acres is owned by the vendor of Devenish Island but is currently leased to the Department for Communities for 10 years from 21st March 2025 at an initial annual rent of £2,700 per annum exc.

Further information available from our client's solicitor:

Mr David Wheeler  
Hewitt & Gilpin Solicitors  
Tel: 028 9057 3573











## PROPOSAL

Lands at Devenish Island and the Agricultural Lands at Dead Man's Lane are For Sale as 1 or 2 lots.

### Lot 1 Lands at Devenish Island

Offers in excess of £325,000 exc.

### Lot 2 Agricultural lands of approximately 53 acres at Dead Man's Lane

Offers in excess of £525,000 exc.

### Combined Sale Price

Offers in excess of £850,000 exc.

## VIEWING

Strictly by appointment with the selling agents.



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉️ richard.mccaig@osborneking.com

GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉️ gavin.clarke@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉️ property@osborneking.com 🌐 www.osborneking.com 📱 📺 📺

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

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