



Osborne King

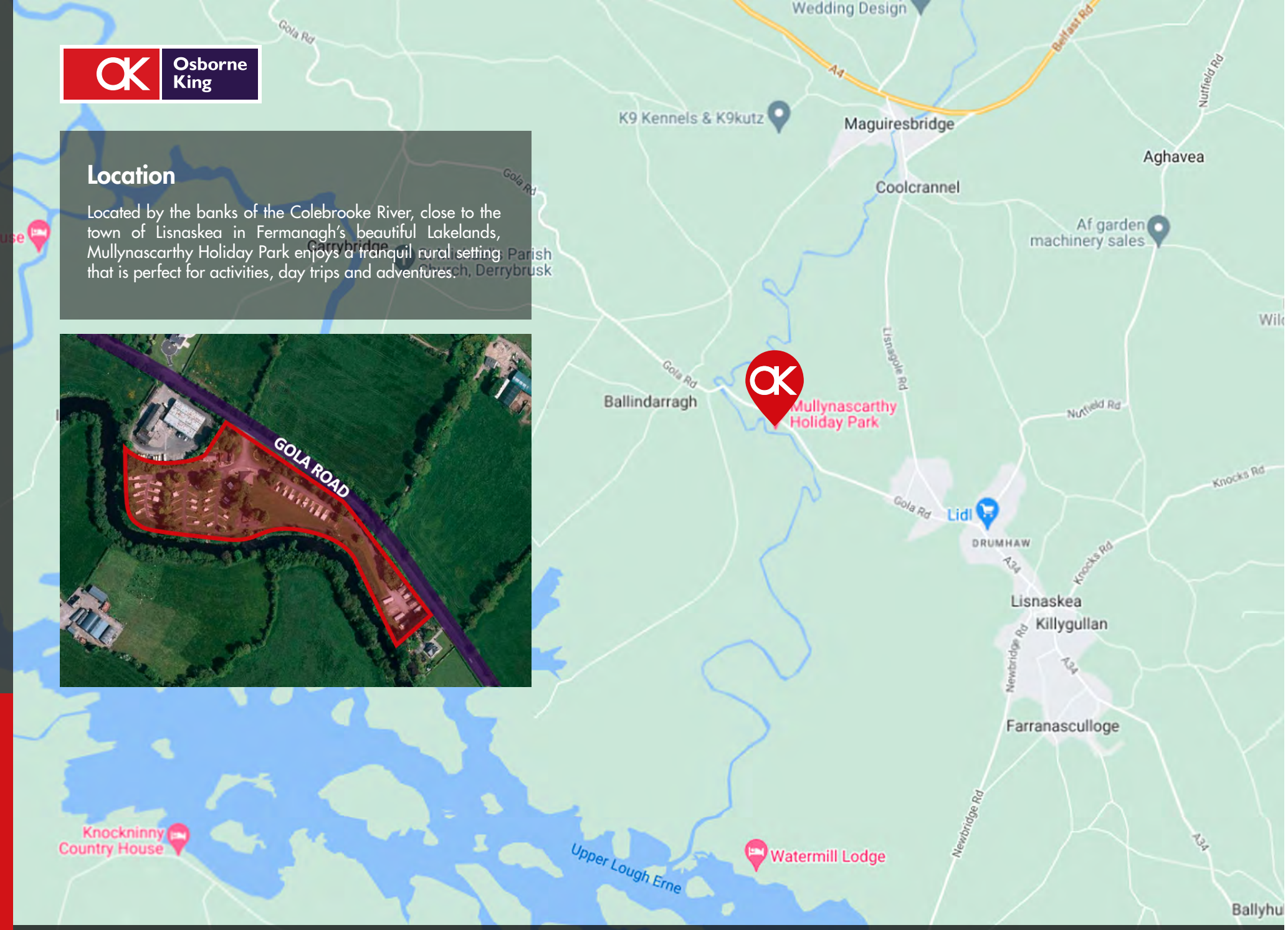
MULLYNASCARTHY HOLIDAY PARK, 253 GOLA ROAD, LISNASKEA, CO. FERMANAGH, BT92 0NZ





Location

Located by the banks of the Colebrooke River, close to the town of Lisnaskea in Fermanagh's beautiful Lakelands, Mullynascarthy Holiday Park enjoys a tranquil rural setting that is perfect for activities, day trips and adventures.



Osborne
King

Description

Enhanced by the beauty and tranquility of the Colebrooke River this is an excellent opportunity to purchase a popular thriving business. Comprising of circa 6 acres with accommodation for 43 touring vans, 8 static vans and space for 12 tents. Complemented with a 3 bedroom modern bungalow.

Caravan Park

- 43 spaces for touring caravans and motorhomes
- 6 static vans
- 12 spaces for tents
- Children's playground
- Games and sports area
- On-site office, toilet & shower block, laundry room
- Currently open from March until October

Bungalow

Accommodation	Size
Entrance Hall	8' 2" x 5' 8" (widest point)
Lounge	17' 0" x 10' 8" (widest point)
Kitchen / Dining Room	20' 4" x 10' 8" (widest point)
Master Bedroom	12' 2" x 10' 9"
Bedroom 2	10' 9" x 8' 9"
Bedroom 3	10' 9" x 7' 2"
Bathroom	7' 5" x 5' 5"



GROUNDS & STATIC CARAVAN SITES



PROPERTY

LOCATION

DESCRIPTION

GALLERY 1

GALLERY 2

SALE DETAILS

SITE MAP

CONTACT



3 BEDROOM BUNGALOW





Sale Details

Guide Price £325,000

Rates

We have been advised by the Land and Property Services of the following rating information:

Caravan Site - 251 Gola Road

Net Annual Value: £20,700
Non-domestic rate in £ for 2023/24: £0.52318

Bungalow - 253 Gola Road

Capital Value: £105,000
Domestic rate in £ for 2023/24: £ 0.008881

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.



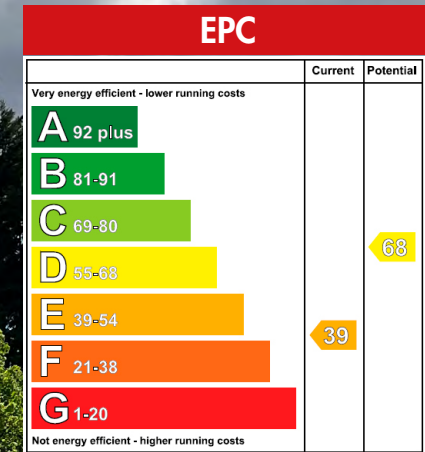
Park Key

Reception/Office	Bin Area
Fire Point	Parking
Disabled Facilities	Water Point
Chemical Waste	Toilets & Shower Block

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MISREPRESENTATION ACT 1967

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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.