

THE
BELLE ISLE
ESTATE

ENNISKILLEN
CO. FERMANAGH

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CO. FERMANAGH

Enniskillen 8 miles, Belfast International Airport 78 miles, Belfast City 79 miles, Dublin International Airport 100 miles
(All distances are approximate)

Imposing 17th century castle set in a commanding position with beautiful interiors including
4 well-proportioned reception rooms, 2 kitchens and 13 bedroom suites

4 Private islands with about 6.5 miles of water frontage on to Lough Erne

Walled garden, formal gardens and parkland

17 Estate cottages/apartments

Reception and bistro

Established and award-winning holiday letting business

Wedding and corporate events venue with entertainment licence

Pasture land and ancient woodland

Diverse sport, including boating, shooting and fishing

Opportunities for conservation

About 448 acres / 181 hectares in total

For sale as a Whole by Private Treaty



Savills London
33 Margaret Street
London
W1G 0JD
Tel: +44 (0) 20 7016 3780
Email: alawson@savills.com

Savills Dublin
33 Molesworth Street
Dublin
D02 CP04
Tel: +353 (0) 1 618 1300
Email: james.butler@savills.ie

Savills Belfast
16-24 Waring Street
Belfast
BT1 2DX
Tel: +44 (0) 28 9026 7820
Email: neal.morrison@savills.ie

*Viewing by appointment only
These particulars are intended only as a guide and must not be relied upon as statements of fact.*

Exceptional estate producing diversified income, centred around a historic castle in a glorious waterside setting



SUMMARY

Belle Isle Estate is an exceptional mixed-use country estate situated in an outstandingly picturesque and ecologically important location on the banks of Lough Erne in County Fermanagh – an area which is famed for the variety of its landscape and natural beauty.

The estate comprises a wide range of assets and attractions including an exceptional principal residence at its core. Designed in a castellated style, it is listed Grade B+ for its architectural and historic importance. The castle offers well-balanced and beautifully proportioned accommodation measuring about 15,524 square feet gross internal area. Its commanding waterside position within traditional parkland allows for impressive farreaching views across Upper Lough Erne.

Within the estate are 17 cottages and apartments which provide excellent accommodation for guests, staff and residential lettings.

The estate has attractive formal gardens, a beautiful walled garden and wooded policies. There are wonderful walks, boating on Lough Erne, glorious scenery and an abundance of wildlife including game, birdlife, flora and fauna.

The estate has been hired for prestige events and weddings. The let accommodation throughout the estate can presently sleep up to 65 guests.

There is a well renowned and high-quality shoot across the estate, while excellent fishing can be enjoyed on Lough Erne.

The estate extends to about 448 acres (181 hectares) in total with about 239 acres of pasture land. There are about 178 acres of woodland, including ancient woods of mixed species. A key feature of the estate is the extent of water frontage (about 6.5 miles in total) which includes four private islands, a sizeable jetty for a boat and planning permission to construct an additional private jetty.

The combination of rental income and venue-related revenue currently contributes a diverse income. The estate infrastructure has been maintained to a high standard, while the estate itself has been well managed under the direction of the Duke of Abercorn and his family. There is however scope for the next custodian of Belle Isle to develop or diversify the estate further and to make use of natural assets for those wishing to offset their carbon footprint or mitigate the effects of climate change.



Belle Isle Estate is in the ideal location for leisure activities with many amenities in close proximity including three National Trust properties - Castle Coole (about 9 miles), Florence Court (about 10 miles) and Crom Estate (about 12 miles).

For boating enthusiasts, Crawford's Marina is situated about 3 miles away. This marina offers private boat owners a range of comprehensive facilities including deep water sheltered mooring, floating jetties throughout and a maintenance / repair workshop on site.

For golfing enthusiasts, Belle Isle has three renowned courses nearby including Lough Erne Golf Resort (about 13 miles) - home to two championship golf courses, Enniskillen Golf Club (about 8 miles) - an 18-hole parkland course dating from 1896 and Castle Hume Golf Club (about 13 miles). The neighbouring county of Donegal has many excellent links courses which are playable year round.

Belfast International Airport (about 78 miles) and Dublin International Airport (about 100 miles) offer regular flights to the UK and also to a variety of destinations throughout the world.

SITUATION

Belle Isle Estate has a glorious situation on the banks of the tranquil River Erne and is located about 8 miles south-east of the town of Enniskillen. A county town, Enniskillen offers a broad range of services, amenities, cultural activities and education including the Enniskillen Royal Grammar School whose notable alumni include Oscar Wilde and Samuel Beckett.

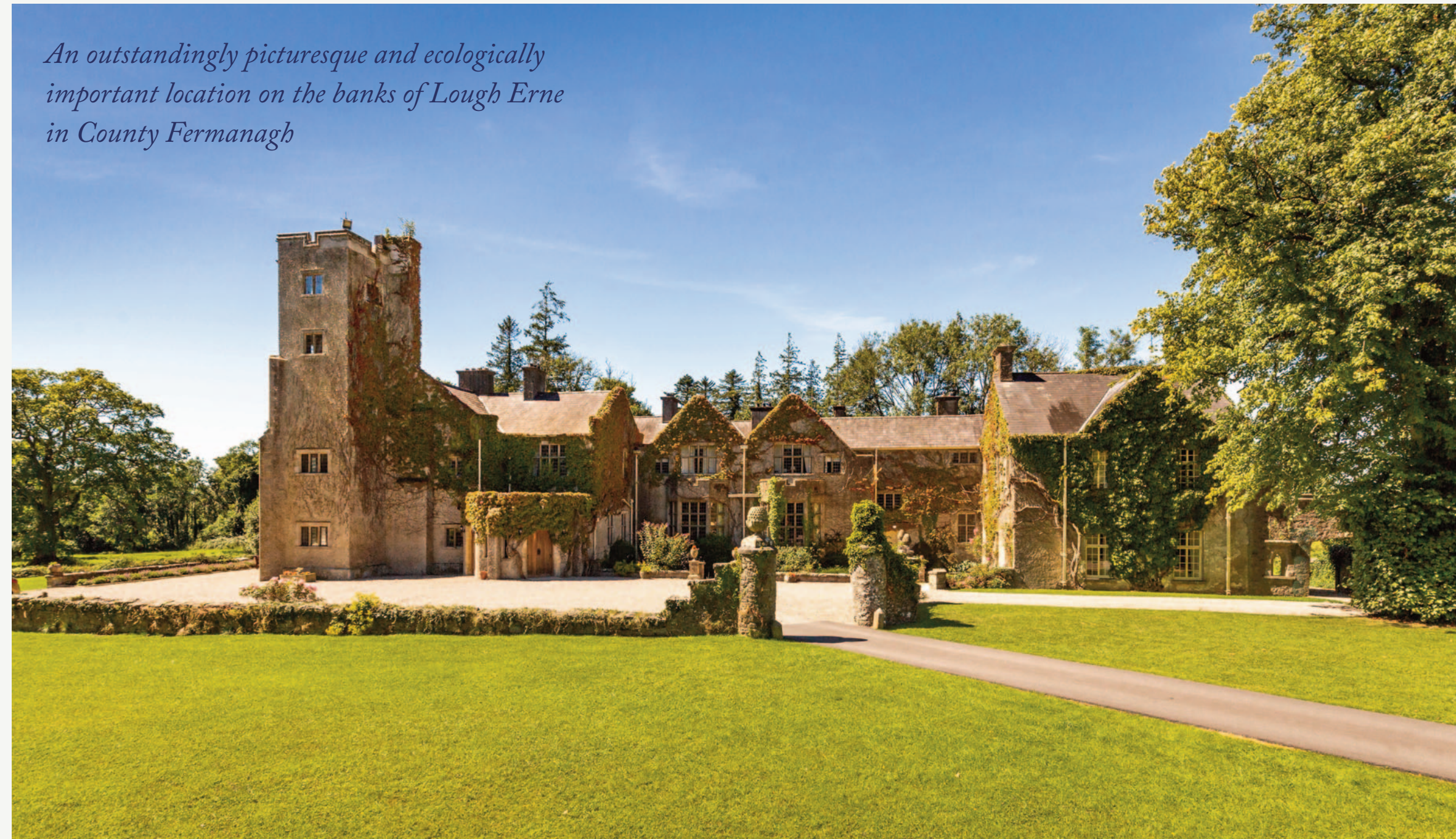
Country Fermanagh is the most westerly county of Northern Ireland and is renowned for its abundance of scenery, history, and culture, making it one of the most attractive counties on the island of Ireland. Fermanagh is a water-lover's paradise, with extensive lakes, rivers, inlets and waterways providing fishing, boating and water sports.

Lough Erne provides some of the most breath-taking lake views in the county and comprises two lakes connected by Enniskillen, the only island town in Ireland. Lough Erne is connected to the River Shannon by the Shannon-Erne Waterway, a series of canals and lakes that allow navigation from County Fermanagh in Ulster to County Clare in Munster.

Due to the varying terrain throughout the county, there are many scenic walks, including Cuilcagh Mountain, the highest summit in the county and a part of the Marble Arch Caves UNESCO Global Geopark. Fermanagh has many forests open to the public, providing a variety of charming walks.

The area is well-served for the fieldsports enthusiast, with world-class driven snipe and woodcock shooting. There are also a number of premier driven pheasant shoots in the area, with let-days available. The abundance of lakes and rivers provide fishing for salmon and wild brown trout, as well as stocked rainbow and brown trout. There is equestrianism in the form of the Fermanagh Harriers Hunt, a pony club and an equestrian centre near Enniskillen. The Kingfisher Cycle Trail extends to 298 miles, with much of it passing through Fermanagh.

An outstandingly picturesque and ecologically important location on the banks of Lough Erne in County Fermanagh



HISTORY

Belle Isle Estate is steeped in rich history. Dating back to before the 15th century, it is where one of the most important historical articles of medieval Ireland was written, the Annals of Ulster. This document included the short entries in chronological order of key people and events in Irish history from the fifth to sixteenth century. The Annals of Ulster were compiled by Cathal Og MacManus, Irish historian and chief of the MacManus clan, with this important manuscript remaining on the estate from circa 1632-1636.

The MacManus clan were the earliest owners and occupiers of Belle Isle. The MacManus family had settled here from the Middle Ages and this is where the original name for the estate 'Ballymacmanus' originates.

The Flight of the Earls in 1607 allowed for the transfer of ownership to Paul Gore, as James I declared the estates of the refugee Earls forfeit. Paul Gore who had travelled to Ireland in circa 1598, as an Elizabethan soldier of fortune, was granted 1,000 acres in County Fermanagh including the island of Ballymacmanus, the future Belle Isle.



Dating back to before the 15th century, it is where one of the most important historical articles of medieval Ireland was written, the Annals of Ulster

Belle Isle Estate, as we know it today, first began solely as a private house which was renamed as Belle Isle and inhabited by Sir Ralph Gore, 4th Baronet around 1700, after his father had passed on possession.

Sir Ralph Gore's son, also named Sir Ralph Gore, was born in circa 1725 and is chiefly remembered for building Belle Isle Castle and significantly expanding the estate. With the assistance of Thomas Wright, he is remembered for overseeing the construction of the cottages, the tower, and the exquisite garden.

When Sir Ralph Gore, 6th Bt, 1st and last Earl of Ross and Viscount Belleisle, died in circa 1801, the ownership of Belle Isle Estate was passed on to Lady Mary Hardinge, his only surviving child. Lady Hardinge left the estate to her nephew, The Rev Sir Charles Hardinge who in turn sold it to The Rev John Grey Porter of Kilskeery. His son, another John Porter, took up residence in Belle Isle at some point between 1839 and 1856, where he resided until his death in circa 1903. During this time, John Porter renovated the house twice and is responsible for the erection of a new stable court. Belle Isle and its surrounding land was further renovated by John Porter's nephew and heir, John Porter-Porter. The current form of the building, with its tower and gabled gallery extension, are accredited to the London based architect, Richard Morley Horder, who was employed by John Porter-Porter. The last owner of Belle Isle from the Porter line was Miss Lavinia Baird.

A new chapter for Belle Isle Estate began when Miss Baird sold the estate to the Duke of Abercorn in October 1991.

Under the Duke's stewardship an extensive plan of renovation and conversion works began on the property initially starting with the flagship project in 1992 on the Hamilton Wing. Further works were carried out in 1995, with the renovation of the Coach House. In 1997, the Victorian farmyard was converted into the Courtyard apartments for short-term holiday rentals. The conversions were designed by the renowned Fermanagh architect, Richard Pierce, with the redecoration overseen by the celebrated interior designer David Hicks.

In 2004, further additional amenities were added including the establishment of the Belle Isle School of Cookery – a first of its kind in Northern Ireland. A more recent programme of refurbishment of the castle was undertaken in 2017.





BELLE ISLE CASTLE

The estate is centered around Belle Isle Castle, a magnificent residence dating back to the 17th century. Surrounded by traditional parkland and with an elevated position on an island, the castle commands an impressive waterside position offering far-reaching views across Upper Lough Erne and the surrounding countryside.

Accessed from Derryharney Road, the primary road leading into the demesne offers an impressive sense of arrival as it meanders along the avenue and the bridge crossing the River Erne, which leads to a mature tree-lined driveway towards Belle Isle Castle. On arrival at the castle grounds a key feature is the surrounding parkland and woodland offering seclusion across all seasons.



There are two luxurious wings – the Abercorn Wing and the Hamilton Wing



Occupying a private, south facing position this Grade B+ listed building has undergone an extensive programme of renovation and conservation works under the Duke of Abercorn's guidance. The principal accommodation is laid out over two floors with the formal reception and living space located on the ground floor and the bedroom accommodation on the first floor. There are two luxurious wings - the Abercorn Wing and the Hamilton Wing. Both offer beautifully decorated interiors and grand entertaining rooms.

On entering the castle, a porch leads into an exquisite double-vaulted entrance hall. This provides access to the main reception rooms of the castle which are all bright, impeccably decorated, and suitable for both modern-day living for both family needs and entertaining house parties.

A well-equipped kitchen and store are found off the entrance hall. This opens into the library which has a gorgeous south-facing aspect, an impressive wood-panelled fireplace and a French door leading to the formal garden. The drawing room is accessed off the library and features splendid views out towards the lake.



The elegant dining hall in the Hamilton Wing is a magnificent room with a mezzanine level above and provides luxurious private dining accommodation, comfortably seating parties of up to 50 guests. From the dining hall, an inner hall connects with the front hall which opens into a spacious second drawing room with an open fireplace and decorative mantelpiece.

Connecting to the inner hall is a kitchen with a pantry off it. There is also a cloakroom and a passage which leads to the boiler room. From the back hall there is a staircase which provides access to a basement level and includes a range of useful stores.

From the grand hallway, an oak staircase rises to the first floor and opens to a bright landing, providing the bedroom accommodation in the Abercorn Wing which comprises 5 bedroom suites. The bridal suite is most luxurious and offers exquisite south-facing views from its bay window out towards the lake. A notable feature can be found in the Tower bedroom with a doorway in it that leads to steps up to the battlement tower to its fourth floor.

The bedroom accommodation in the Hamilton Wing, comprising 8 further bedroom suites, is accessed off a connecting corridor and also via a second staircase leading from the inner hall. All 13 bedroom suites are individually and tastefully decorated.

Notable internal features include panelled oak walls, an intricate domed roof, decorative fireplaces, ceiling roses and coving. Belle Isle Castle also has many defining external features including the imposing narrow tower battlement.

In total the gross internal area extends to about 1,442 square metres / 15,524 square feet. A full layout of the accommodation is shown on the accompanying floorplans.





CASTLE

Approximate Gross Internal Area

1,442.2 sq m / 15,524 sq ft

Basement = 210.6 sq m / 2,267 sq ft

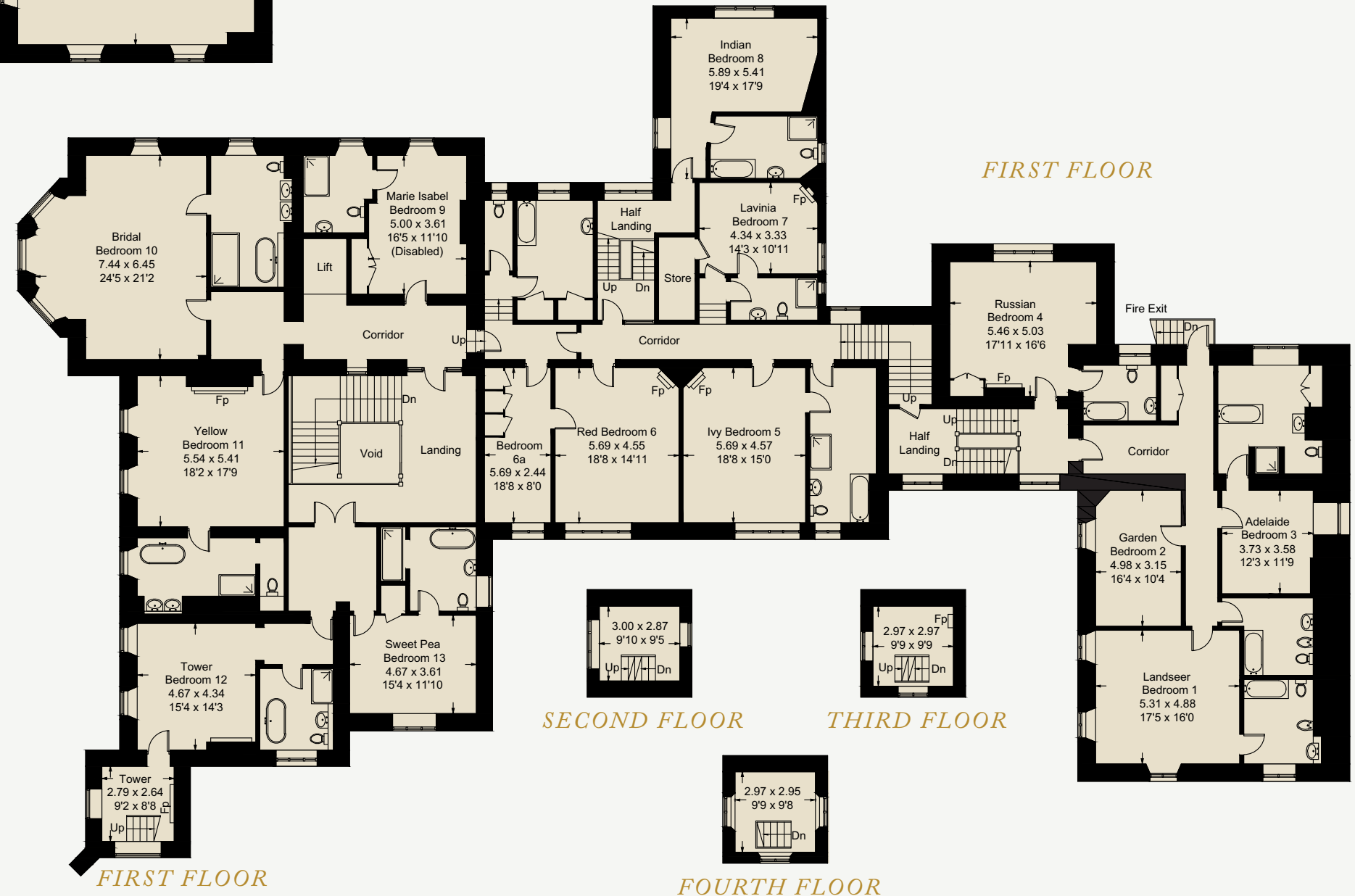
Mezzanine = 7.7 sq m / 83 sq ft

Total = 1,660.5 sq m / 17,874 sq ft



GROUND FLOOR

MEZZANINE
(ABOVE DINING HALL)



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR





**COMMERCIAL
WEDDING AND
EVENT VENUE**

Belle Isle Castle has been run as a licensed wedding and events venue business since 2006. The castle and grounds are licensed for civil ceremonies with a capacity for 200 in a privately rented marquee. Seated receptions can take place in the castle with a maximum capacity of 65.

GARDENS AND GROUNDS

Formal lawns are situated principally to the south and east of the castle and are strategically designed to offer uninterrupted views towards Lough Erne. Situated within mature estate parkland, the immediate gardens and grounds surrounding the castle are immaculately maintained and form an impressive setting, while a wide array of flora, fauna and outstanding specimen trees provide colour, shelter and privacy. Several ancient raths can be found dotted around the estate, further links to the rich history of the island.

From the library, steps lead out to a south-facing terrace which provides a wonderful space for outdoor entertaining.

Located to the north-east of the castle is a listed walled garden. It is accessed from the south via attractive wooden doors and includes a potting shed. There is a great assortment of flowers, botanicals and herbs found in the walled garden of Belle Isle as well as several mature apple and plum trees, along with productive black and redcurrant bushes.

Estate Houses, Apartments & Buildings



THE WALLED GARDEN COTTAGE

The Walled Garden Cottage is a two-story property with a south gable which forms part of the walled garden. Remodelled in the 1990's and recently redecorated, it comprises two bedrooms, a sitting room, dining room, kitchen and two bathrooms. There is a garden laid to lawn and parking.

Planning permission has been granted to alter and extend the cottage and garden wall, with further information available from the selling agents.



COURTYARD APARTMENTS, COACH HOUSES & RECEPTION

Located to the north of Belle Isle Castle is a traditional range of charming buildings which have been converted to provide supplementary residential accommodation, comprising eight apartments and 17 bedrooms in total (2 with 1 bedroom, 3 with 2 bedrooms and 3 with 3 bedrooms). Accessed off the main driveway of the demesne, there is a separate entrance which leads to a gravel driveway. The range is laid out in a square shape around a central courtyard which provides ample parking for guests. The apartment buildings are of traditional construction with a stone-fronted exterior and accommodation laid out over one and two storeys.

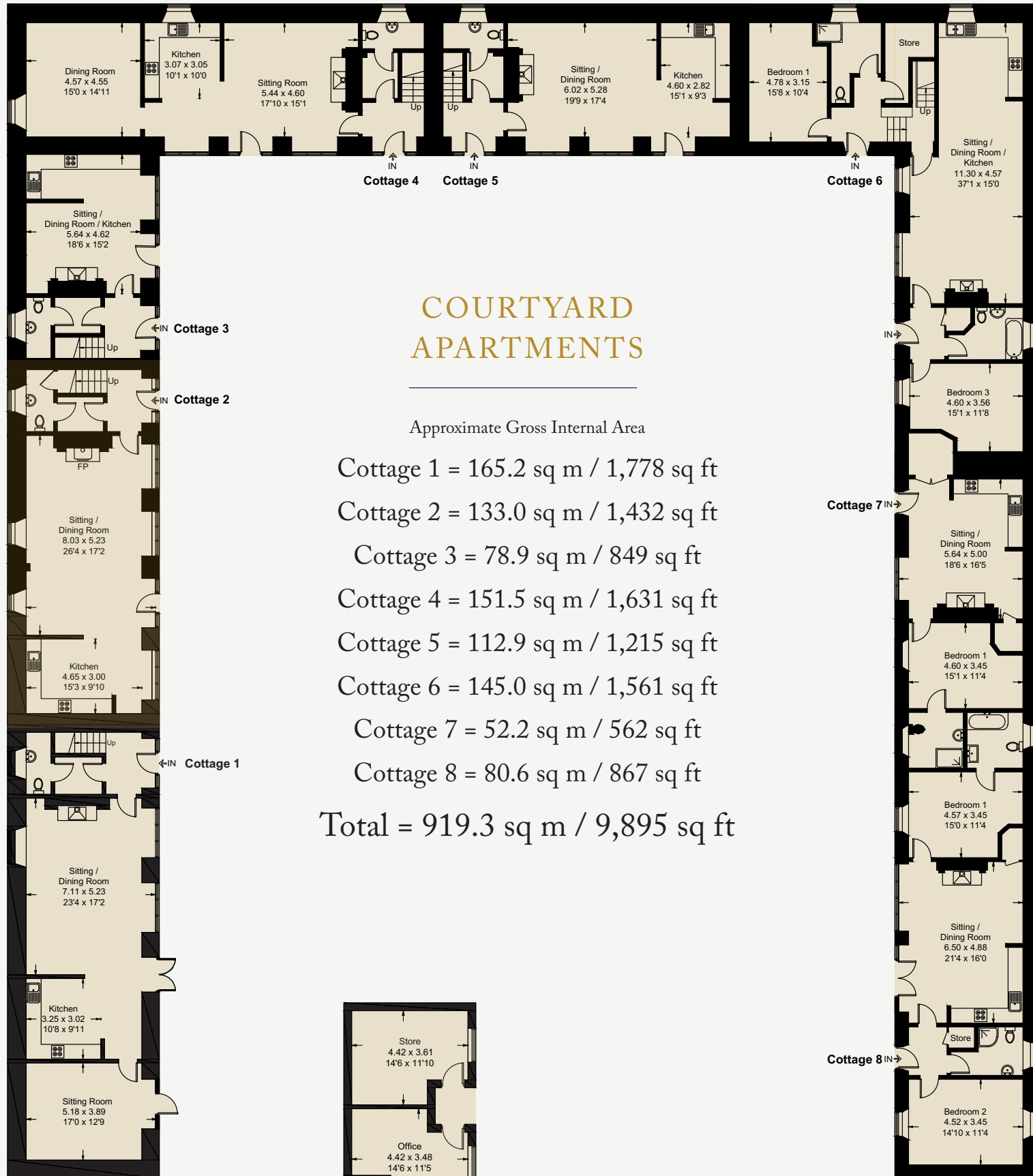


A pair of semi-detached coach houses also form part of the courtyard, both of which have been renovated and each comprise two bedrooms and comfortable living areas. A bell-tower is situated on the western gable.

The reception is a single story building of traditional construction and is currently used for welcoming guests upon arrival at the estate.

Small areas of lawn are to the front of the apartments, while there is a further enclosed garden situated to the rear which is lawned and includes a seating area and children's play area.





COURTYARD APARTMENTS

Approximate Gross Internal Area

Cottage 1 = 165.2 sq m / 1,778 sq ft

Cottage 2 = 133.0 sq m / 1,432 sq ft

Cottage 3 = 78.9 sq m / 849 sq ft

Cottage 4 = 151.5 sq m / 1,631 sq ft

Cottage 5 = 112.9 sq m / 1,215 sq ft

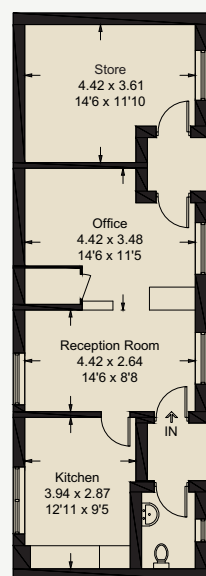
Cottage 6 = 145.0 sq m / 1,561 sq ft

Cottage 7 = 52.2 sq m / 562 sq ft

Cottage 8 = 80.6 sq m / 867 sq ft

Total = 919.3 sq m / 9,895 sq ft

Ground Floor



RECEPTION



COURTYARD APARTMENTS



COACH HOUSES

Approximate Gross Internal Area

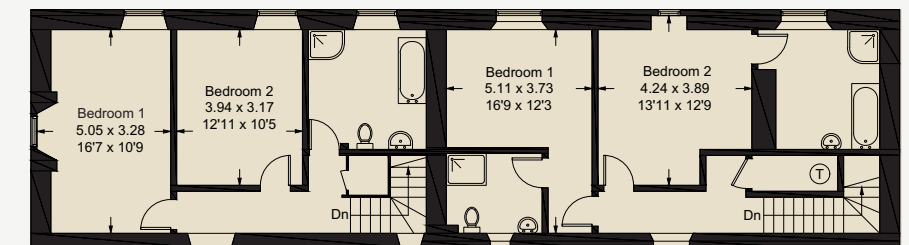
Coach House 1 = 112.4 sq m / 1,210 sq ft

Coach House 2 = 97.9 sq m / 1,054 sq ft

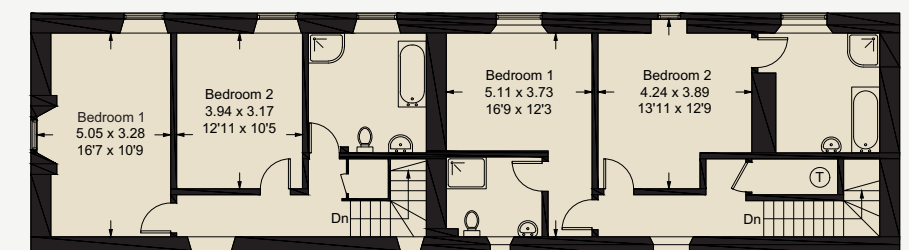
Outbuilding = 27.9 sq m / 300 sq ft

Total = 238.2 sq m / 2,564 sq ft

First Floor



Coach House 2
Ground Floor



Coach House 2
First Floor

Coach House 1
First Floor



BRIDGE HOUSE

Lying to the north-east of the estate is a detached, south westerly-facing two-story cottage of traditional construction. The attractive Bridge House has a wonderful position overlooking the water and is accessed off the primary road leading into the demesne. The accommodation comprises two bedrooms, a sitting room, kitchen and a dining area.

There is an area of lawn to the south of the cottage with the boundary of the garden offering frontage onto the River Erne. There is a jetty which is suitable for launching fishing boats and kayaks.

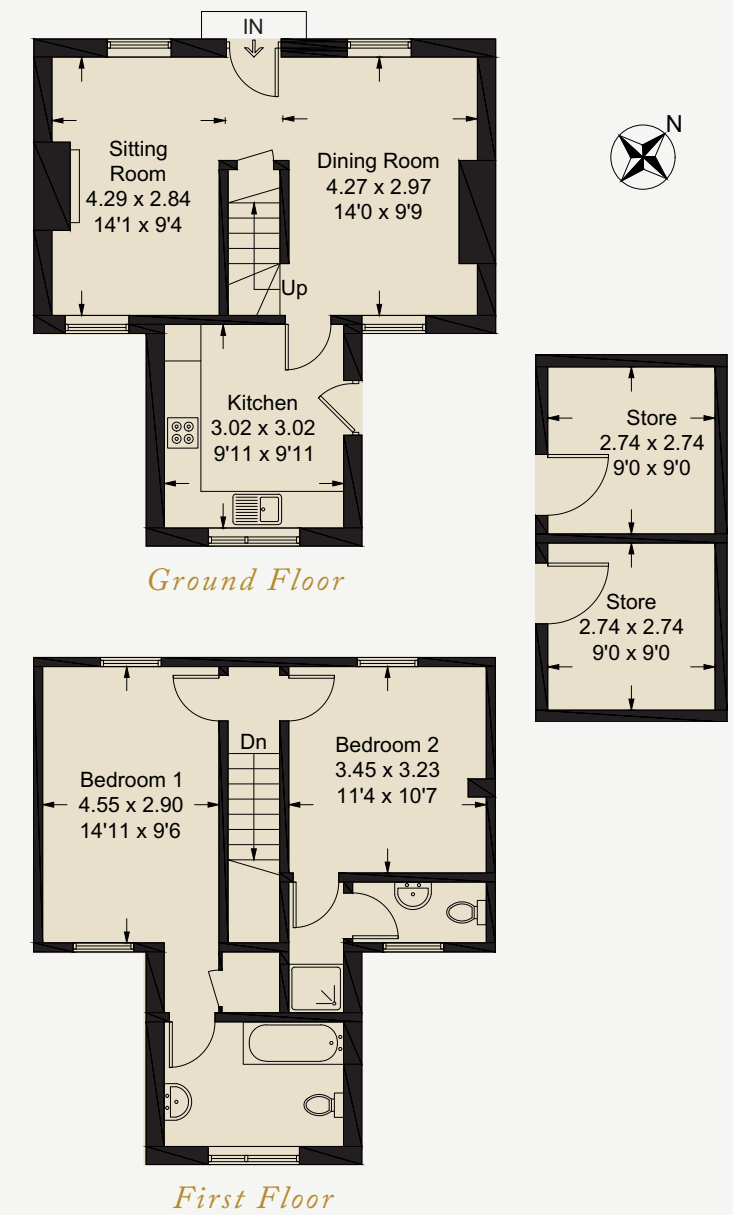
BRIDGE HOUSE

Approximate Gross Internal Area

Bridge House = 83.4 sq m / 898 sq ft

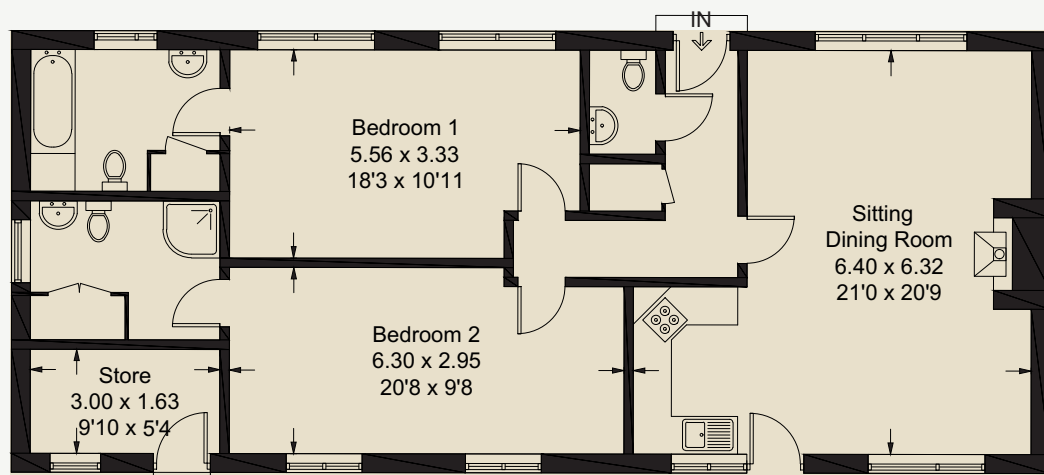
Outbuilding = 15.5 sq m / 167 sq ft

Total = 98.9 sq m / 1,065 sq ft

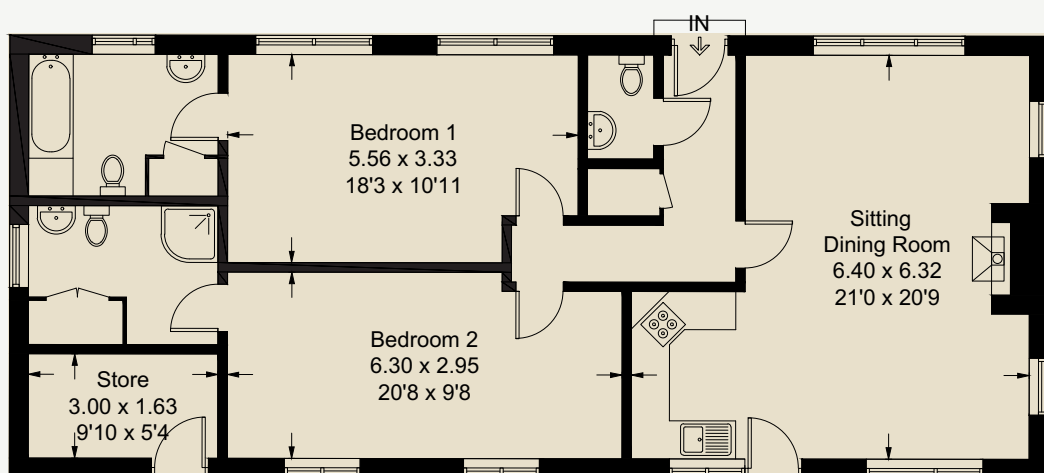


CATHCART'S LODGE & THE BUNGALOW

A pair of detached cottages are situated close to Belle Isle Bridge and occupy an elevated position overlooking the River Erne. The two-bedroom cottages include a sitting room, kitchen, dining area and WC. There is a lawned garden area to the front of each cottage.



Cathcart's Lodge 1



The Bungalow

CATHCART'S LODGE & THE BUNGALOW

Approximate Gross Internal Area
203.74 sq m / 2,193 sq ft



GLEN HOUSE & GLEN COTTAGE

Accessed off Derryharney Road is a pair of semi-detached cottages, each with a separate entrance and lake views. Glen House has accommodation over two storeys and includes three bedrooms, while Glen Cottage comprises two bedrooms with accommodation laid out over a single storey. There is a garden to the front while the south westerly-facing rear garden offers frontage onto the River Erne. There is also a range of outbuildings to the rear.

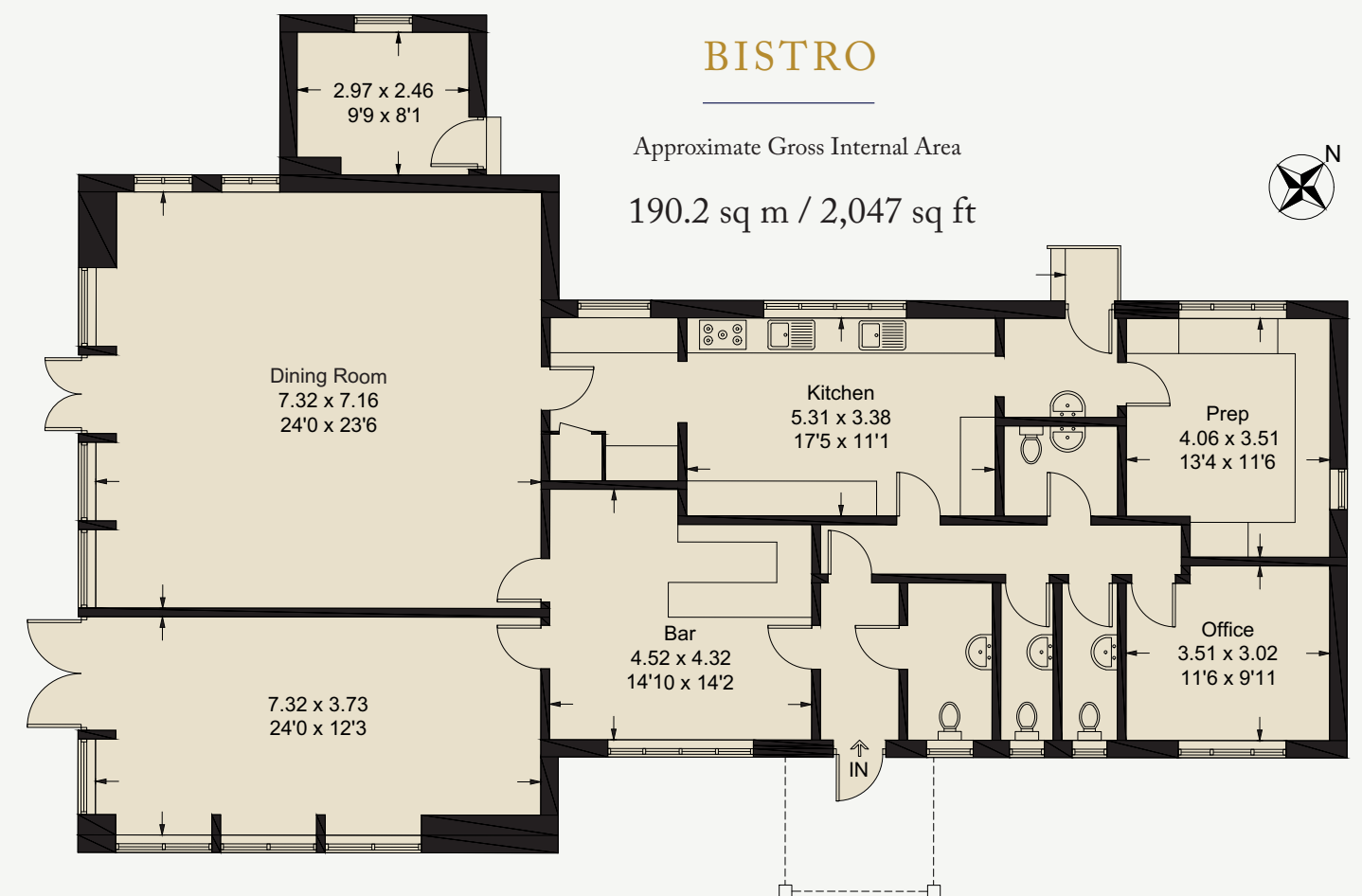


OUTBUILDINGS

There is a small range of outbuildings of modern construction situated beyond the traditional courtyard used for general purpose storage. This area also includes 56 solar panels.

BISTRO

A former Bistro is a detached single storey building with a dining room, bar, kitchen, prep kitchen, office and washrooms. It is positioned next to the walled garden and includes a lawned garden with a garden house of timber construction and decked area. It is accessed off the main estate road, has parking and is currently used as an events space.



Approximate Gross Internal Area
190.2 sq m / 2,047 sq ft



OLD POST OFFICE

This cottage is located next to the main entrance to Belle Isle Estate. A detached building of traditional construction, it comprises 3 bedrooms and living accommodation, set out over two storeys.



A notable feature of Belle Isle Estate are the four private islands on Lough Erne, lying to the south of Belle Isle Demesne. Killygowan Island is the largest (extending to about 96 acres), followed by Creaghmacwallen Island, Bilberry Island and Carrickmacrouk Island



BELLE ISLE CASTLE

CARRICKMACROURK ISLAND

KILLYGOWAN ISLAND

CREAGHMACHWALLEN ISLAND

BILBERRY ISLAND

Sporting and Fishing

The topography and woods at Belle Isle form the basis of an exciting renowned shoot on the estate. In recent years the shoot has been an entirely wild bird shoot with the focus on snipe and woodcock.

The ability to access the lake enables endless opportunities for sport, leisure and recreation on Lough Erne. The estate offers premier quality boat and bank angling, with fishing on Lough Erne available by licence.

There is planning permission granted to build an additional jetty situated to the south of Belle Isle Castle and within the immediate grounds of Belle Isle Estate (Ref no: LA/10/2021/0400/F). Further information is available on request from the selling agents.



Farmland

The farmland extends to about 239 acres of pasture and has an undulating topography rising from about 41 metres (134 feet) above sea level on the westerly boundary to a high point at the easterly boundary of about 61 metres (200 feet) above sea level.

The pasture land is used for silage and the grazing of livestock. The estate runs a small flock of sheep in-hand, with the majority of the land let on a seasonal basis.

The land can be classified as follows:

LAND TYPE	ACREAGE
Pasture	239
Woodland	178
Miscellaneous (roads, yards, buildings, ponds, scrub)	31
TOTAL	448

Woodland

The woods at Belle Isle are a key feature of the estate and include some outstanding specimen trees which provide shelter, amenity, timber and privacy. They are particularly attractive due to their age and mixed species and are mainly laid out in shelter belts or small copses.

The woods predominantly comprise oak, beech, sycamore, horse chestnut and ash. Birds regularly nest in the woods including sparrowhawk, wren as well as robins and there are several colonies of wild honey bees.

The estate enjoys a wide array of colour throughout the year from the varied plants, shrubs and trees. The forager will find plenty of wild delicacies throughout the year including abundant wild garlic which appears in shaded groves in the Spring.



Wildlife, Environment & Amenity

The natural assets at Belle Isle Estate are a key appeal and offer opportunities for nature conservation and diversification. A notable example of the biodiversity is found in the woodland across the estate with an abundance of puffball fungi and many tree branches encrusted with lichen emphasising the extremely clean air of the area.

Belle Isle consists of a number of different habitats and these habitats are favoured by different animal and plant species. A previous survey recorded over 30 species of tree and shrub, approximately 35 bird species and more than 100 species of wildflowers, grasses and water plants. The estate is rich in wildlife with the water around Belle Isle containing fish including pike, roach, bream and perch which provide food for grey heron, great crested grebe, comerant, gulls, mink and otters.

The shoreline of the estate is fringed with species of reeds with these areas providing food and shelter for a host of invertebrate species which are in turn fed on by birds. Bird species include swans, coots, moorhen, mallard duck, curlew and Canada geese. Fallow deer can be found across the fields on the estate and have been sighted swimming between islands on Upper Lough Erne.

Exotic and native trees can also be found including mature yew trees, sycamore, ash, Lebanon cedar, hawthorn, buckthorn and beech. Wildflowers include bush vetch, silverweed and the marsh orchid. A survey of the flora found on the estate has been carried out and can be provided by the selling agents.

General Remarks & Stipulations

Method of Sale

The Estate is offered for sale by private treaty as a whole.

Viewing

Strictly by private appointment with Savills.

Health and Safety

Given the hazards of a working estate with waterfrontage, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Data Room

A data room with further detailed information about the estate has been set up for seriously interested parties. Please contact the selling agents to arrange access.

Directions

The postcode is BT94 5HG.

WHAT3WORDS

hospitals.september.orbit

Airports

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

Dublin Airport (www.dublinairport.com).

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings. The buyer will have the option to purchase a selection of the contents of the residential properties, the garden machinery and equipment, and a selection of tools and implements.

Local Authority

Fermanagh and Omagh District Council

Tel: +44 (0) 300 303 1777

Email: info@fermanaghomagh.com

Services, Occupancies & Council Tax

- All rents and all outgoings including Council Tax shall be apportioned between the sellers and purchaser(s) as at the date of entry.
- All properties are served by a municipal (from Lisbellaw) water supply.
- Belle Isle Castle has a biomass central heating system, backed up by oil-fired central heating.
- All remaining properties have oil-fired central heating.
- All properties have private drainage.
- The estate has a broadband connection.

Property	Occupancy	EPC
Belle Isle Castle	Holiday Let	B
Courtyard Apartments:		
Sycamore	Holiday Let	E
Beech	Holiday Let	E
Oak	Holiday Let	E
Chestnut	Holiday Let	E
Lime	Holiday Let	E
Rowan	Holiday Let	E
Ash	Holiday Let	E
Willow	Holiday Let	E
Coach Houses:		
Coach House 1	Holiday Let	E
Coach House 2	Holiday Let	E
Reception	N/A	E
Bridge House	Holiday Let	E
Cathcart's Lodge	Holiday Let	E
The Bungalow	Residential Let	
The Walled Garden Cottage	Holiday Let	F
Glen House	Residential Let	F
Glen Cottage	Residential Let	F
Old Post House	Residential Let	F
Bistro	Vacant	C

The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

Listings and Environmental Designations

The following at Belle Isle Estate are listed as a building of architectural and historic interest:

Property	Listing Category	Reference Number
Belle Isle Castle & Outbuildings	B+	HB12/05/032
Walled Garden	B1	HB12/05/053 B
Garden Cottage	B1	HB12/05/032 A

Environmental and Archaeological Designations

Belle Isle Estate is protected by the following Environmental and Archaeological Designations:

- Lough Erne falls within the following Environmental Designations:
 - Area of Special Scientific Interest (ASSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - RAMSAR Site
- Historic Parks, Gardens and Demesnes (Reference: F-022, Grade: A)
- Industrial Heritage Records – Fermanagh: Bridge, Hydraulic Ram, Quay

Sporting Rights

The shooting and fishing rights are in hand and are included in the sale.

Employees

There are a number of employees currently employed on Belle Isle Estate whose employment will fall to be transferred to a purchaser under the TUPE regulations 2006. Further details are available from the selling agents.

Basic Payment Scheme

Any Entitlements to the Basic Payment Scheme will be made available to the purchaser(s). Payments in respect of the current year will be apportioned between the sellers and the purchaser(s) on a calendar month basis. Further details are available from the selling agents.

Timber

All standing timber will be included in the sale. Any felled timber is not included in the sale.

Mineral Rights

The mineral rights are included in the sale insofar as the seller's right thereto.

Entry & Possession

Entry is by agreement, subject to the rental agreements and event bookings.

Energy Performance Certificates

Available on request from the selling agents.

Offers

Offers may be submitted to the selling agents. A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

A & L Goodbody (Contact: John Tougher)

42-46 Fountain Street

Belfast BT1 5EF

Tel: +44 (0) 28 9031 4466

Email: jtougher@algoodbody.com

Wayleaves and Rights of Access

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others. Where appropriate, all rights of access, together with any rights to services, will be reserved to third parties.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared Spring 2023.

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NORTH



BELLE ISLE ESTATE



33 Molesworth Street
Dublin 2
D02 CP04

BELLE ISLE ESTATE LOCATION PLAN

SCALE 1:500,000

