

The Cranagh Complex

78 Portstewart Road, Coleraine, BT52 1SB

Marina/Mooring Complex together
with restaurant, dwelling & office
situated on a site of circa 3.3 acres.



9 Dunmore Street, Coleraine, BT52 1EL

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Marine/Leisure complex together with Restaurant (business not affected), Dwelling House and Accommodation units situated on a site of c. 3.3 acres. The site has frontage onto the River Bann and is accessed via a right of way over an existing 2-lane roadway from the main Portstewart Road. This is a uniquely accessible point to the River Bann and is the only part of the river that is currently amenable to construct permanent furniture. The marina grants access to the North-Atlantic sea with no vessel bottlenecking infrastructure such as bridges or gates etc, making it a unique location for substantially sized private or commercial vessel access. The lack of overhead lines and clear level space on site further allows for helicopter access.

The Cranagh Marina offers over 240m linear length of pontoon units and has a large number of deep-water moorings (up to 4m draft at LAT (Lowest Astronomical Tide) level. On site facilities include toilet and shower facilities and a range of accommodation options as well as the onsite restaurant.

The complex is located on a prime coastal location between Portstewart and Coleraine, just opposite the University of Ulster Campus. Set on a mature setting with open aspect on the Lower Bann Estuary the property has easy access off the busy A2 main road to Portstewart and is located approximately 1 mile from Coleraine town centre.

- Coleraine - Approx. 1 mile
- Portstewart – Approx. 2 ½ miles
- Portrush – Approx. 5 miles
- Belfast International Airport – Approx. 44 miles
- Belfast City Centre – Approx. 60 miles
- City of Derry Airport – Approx. 24 miles

The property offers a rare opportunity to acquire a substantial complex situated on a prominent site with potential for a high-profile tourist related facility subject to the necessary planning approvals being granted.



Accommodation

Dwelling House - Extends to approximately 102 m².

Ground Floor -:

Entrance Porch: With tiled floor.

Entrance Hall: With understairs storage.

Lounge: 12'8 x 11'2 With laminate wood flooring, fireplace with wood burning stove.

Kitchen: 13'5 x 11'7 With range of eye and low level units, 1 1/2 bowl stainless steel sink unit, space for range style cooker, built-in "Smeg" dishwasher and recessed ceiling lights.

Utility: 7'9 x 6'6

Back Porch:

Utility/Washroom: 11'5 x 9'2 With low level units, 1 1/2 bowl stainless steel sink unit, space & plumbing for washing machine and tumble dryer, WC and wash hand basin.

Boiler Room: 7'8 x 4'3

Living Room: 17'4 x 13'8 With laminate wood flooring, wall mounted electric fire and cornicing.

First Floor -:

Landing: With storage cupboard/hotpress.

Main Bedroom: 12'7 x 10'8 With laminate wood flooring, built-in mirrored sliderobes, ensuite comprising bath, wash hand basin, WC, part clad walls and extractor fan.

Bedroom 2: 14'2 x 9'4 With laminate wood flooring, ensuite comprising of bath with shower attachment, wash hand basin, WC, fully clad walls and laminate wood flooring.

Bedroom 3: 12'5 x 11'8 With laminate wood flooring.

Shower Room: With fully clad walk-in shower cubicle, WC, wash hand basin, fully tiled walls and tiled floor.

Exterior:

Approaching the entrance of property is mixture of concrete, tarmac and gravel driveways with a range of external sheds, fully enclosed garden and access to jetty and marina with enclosed yard to the rear of property.



Restaurant - Extending to approximately 229 m²
Accommodation for approximately 90 covers.
Business not affected.

1 Chalet

2 Bedroom extending to approx. 600 sq ft.

Wooden Cabin

2 Static Caravans

One three bedroom and one two bedroom

External

- Site extending to approximately 3.3 acres.
- Slipway offering access to River Bann between two circa 30m long reinforced concrete Quays capable of supporting vehicle loading.
- Marina attached to quay frontage consists of approximately 240m of "Inland and Coastal" standard pontoons currently catering to 32 no. boats. There is sufficient dredge depth for up to 4m of vessel draft.
- Grassed area offering parking facilities and substantial room for events such as marquee hosting.
- Bespoke chalet accommodation, all with internal bathroom facilities.
- On-site facilities also include separate toilet, shower block and laundry facilities.
- Onsite restaurant.





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NORTHERN AREA PLAN 2016

The site is location within open countryside as designated by the Northern Area Plan 2016. There are no designations on the site.

PLANNING HISTORY

C/2008/0924/F – Improvements to existing Marina including new pontoons, alterations and extension to existing tea room (Function Room). Granted 22/06/2019.

LA01/2018/0397/F - Retention of existing marquee and associated external space. Granted 28/05/2019.

LA01/2020/0411/F – 36 room accommodation barge with associated restaurant and function/conferencing facilities with associated moorings and parking facilities. Granted 21/06/21.

LA01/2021/1222/F – s54 application seeking removal of condition 12 from previous approval LA01/2020/0411/F. Condition relates to hot food sales or dining, Granted 21/02/22.

TENANCY

Restaurant Premises t/a Ocho – 2 year agreement
Year 1 - £24,000 Year 2 - £26,000
Commencement Date: 1st July 2023
Lease not signed.

Marina – 32 berth holders; majority or annually renewing leases. 2023 total income c. £42,000 + VAT.

Mobiles/Caravans – short term income.

SERVICES

The owner has invested in service infrastructure which includes:

Electricity – 18kv underground, NIE categorised for holiday village, access to 50kva x 3 transformers on the line

Sewerage – Kingspan bio-digester sewerage system.

Broadband – Fibre broadband

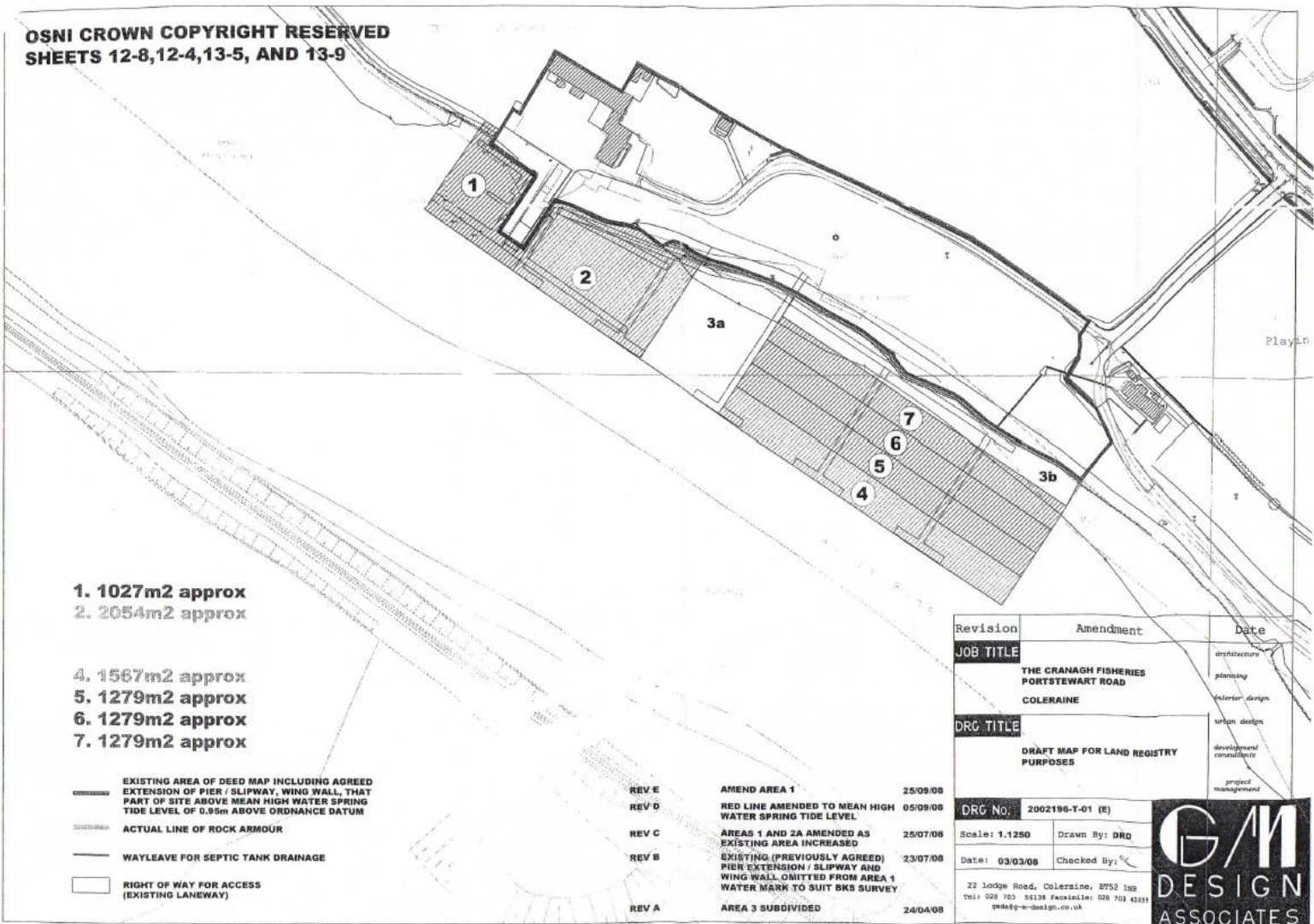
ACCESS

Right of way over main access roadway.



The Cranagh, Complex, 78 Portstewart Road, Coleraine, BT52 1SB – Map for identification purposes only

OSNI CROWN COPYRIGHT RESERVED
SHEETS 12-8,12-4,13-5, AND 13-9




1. 1027m2 approx
2. 2054m2 approx

4. 1567m2 approx
5. 1279m2 approx
6. 1279m2 approx
7. 1279m2 approx

- EXISTING AREA OF DEED MAP INCLUDING AGREED EXTENSION OF PIER / SLIPWAY, WING WALL, THAT PART OF SITE ABOVE MEAN HIGH WATER SPRING TIDE LEVEL OF 0.95m ABOVE ORDINANCE DATUM
- ACTUAL LINE OF ROCK ARMOUR
- WAYLEAVE FOR SEPTIC TANK DRAINAGE
- RIGHT OF WAY FOR ACCESS (EXISTING LANEWAY)

REV E	AMEND AREA 1	25/09/08
REV D	RED LINE AMENDED TO MEAN HIGH WATER SPRING TIDE LEVEL	05/09/08
REV C	AREAS 1 AND 2A AMENDED AS EXISTING AREA INCREASED	25/07/08
REV B	EXISTING (PREVIOUSLY AGREED) PIER EXTENSION / SLIPWAY AND WING WALL OMITTED FROM AREA 1 WATER MARK TO SUIT BKS SURVEY	23/07/08
REV A	AREA 3 SUBDIVIDED	24/04/08

Revision	Amendment	Date
JOB TITLE		
THE CRANAGH FISHERIES PORTSTEWART ROAD COLERAINE		architecture planning interior design urban design
DRG TITLE		
DRAFT MAP FOR LAND REGISTRY PURPOSES		development/ consultation project management
DRG No: 2002196-T-01 (E)		
Scale: 1:1250	Drawn By: DRD	
Date: 03/03/08	Checked By: [Signature]	
22 Lodge Road, Coleraine, BT52 1NB Tel: 028 763 56138 Fax: 028 763 42655 www.gam-design.co.uk		



SALES DETAILS

PRICE: Price on Application

TENURE: Marina and Riverbed Areas currently leased from The Honourable Irish Society on a 25 year lease commencing October 2008 and expiring 31/12/32. Current annual rental £7,000 per annum.

Remainder of site is Freehold.

VAT: All prices, outgoings etc. are exclusive of, but may be subject to VAT.

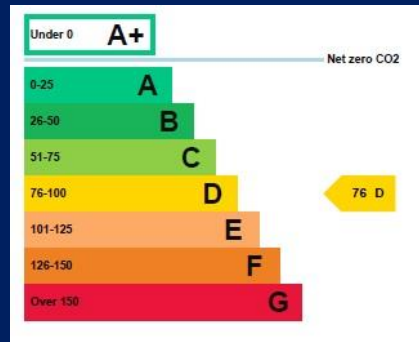
ESTIMATED RATES:
 Dwelling House - £1,960.80 as per LPS website
 Restaurant - £4,391.12 as per LPS website

EPCS:

DWELLING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	35 F
1-20	G		

RESTAURANT



Viewing: Strictly by appointment only through the Selling Agent



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FOR IDENTIFICATION PURPOSES ONLY

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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

•Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

•These particulars do not constitute a contract or part of a contract.

•All measurements quoted are approximate.

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