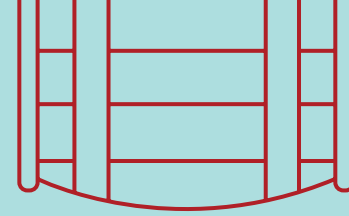




savills



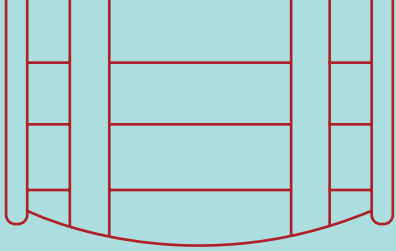
24

MAIN STREET

GARRISON,
ENNISKILLEN,
BT93 4ER

FOR SALE BY PRIVATE TREATY

Unique opportunity to purchase
an extensive commercial site with
significant development potential



24 MAIN STREET

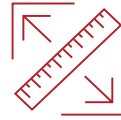
GARRISON, ENNISKILLEN, BT93 4ER



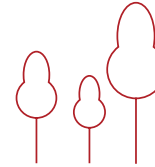
Existing distillery & bonded warehouse (reduces the lead in time for a distillery business or other suitable uses)



Planning permission for Visitor Centre to compliment potential tourism use



Additional farm buildings suitable for redevelopment subject to relevant planning permission.

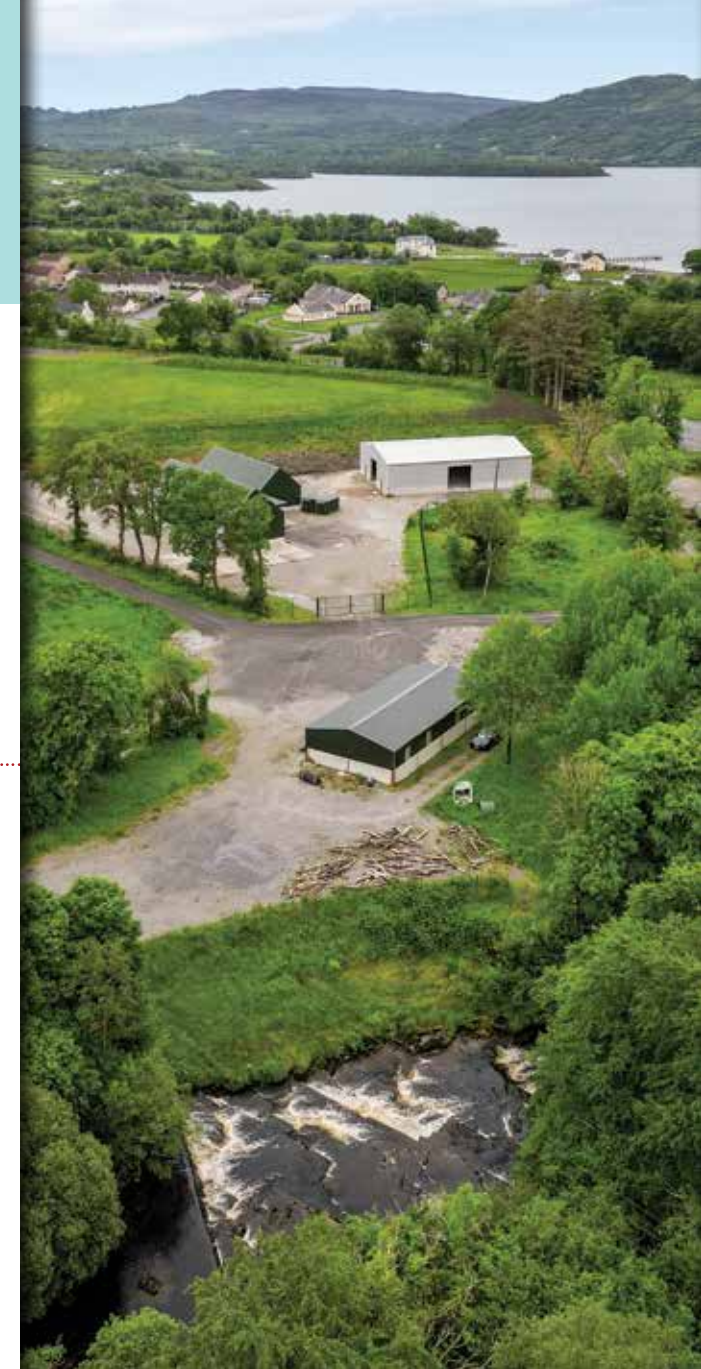


Set in idyllic location on an attractive plot size of about 9.7 acres.

DISTANCE FROM 24 MAIN STREET (MILES):

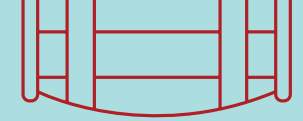
Located in an excellent position to benefit from cross border tourism.

Belleek	5.4
Enniskillen	22.8
Derry/Londonderry	58.8
Sligo	23.1
Donegal	22.9
Belfast	105
Dublin	116.8



EXTENSIVE SITE OFFERING A POTENTIAL PURCHASER THE OPTION TO EXPAND THE EXISTING ACCOMMODATION

DESCRIPTION



24

MAIN STREET

EXTENSIVE SITE OF ABOUT 9.7 ACRES INCLUDING A NUMBER OF WAREHOUSES & SHEDS

The subject lands fall within the Limit of Development as per the Fermanagh Area Plan 2007 for Garrison Village. The location and size of the site offers a prospective purchaser an extremely unique opportunity to development a range of schemes, subject to planning. Given the proximity to Lough Melvin and Enniskillen, the site would lend itself to a number of uses including leisure to aid local tourism, subject to planning.

Full planning permission was granted under reference LA10/2017/1302/F for a distillery building and associated vehicular access. The storage buildings were granted under reference LA10/2019/0552/F and LA10/2020/1292/F, as well as the visitor centre under reference LA10/2022/0934/F.

The property is set on an extensive lot size of about 9.7 acres in total which includes a warehouse at 392 sq. m, a distillery at 414 sq. m, a future visitor centre building at 162 sq. m, two agricultural sheds at 400 sq. m and potential for further warehouse development subject to the relevant planning permissions. A potential purchaser will be able to benefit from the bonded warehousing located on site, which will reduce the lead in time for any whiskey business or other suitable uses. The buildings located onsite are well-maintained and in excellent condition, and can be easily adapted if necessary or used in their current state.

The property offers an extremely private setting with Lough Melvin to the west of the property and being positioned in the backdrop of the Leitrim Mountains. The surrounding area is a mixture of woodland and agricultural lands. The property is accessed off the Gurteen Road, Garrison where the property is entered by laneway.

The property offers a potential purchaser the opportunity to expand further, subject to relevant planning permission. The site benefits from access to water on-site provided by Northern Ireland Water which is the essential material for production. Further provisions are provided by the Rooagh waterfall located on-site.

The Rooagh Waterfall provides an extremely unique opportunity to generate hydroelectric power, subject to planning. This will improve the energy efficiency and carbon footprint of the site.



Rooagh Waterfall

ACCOMMODATION	SIZE (SQ. M)
Warehouse	392
Distillery	414
Future Visitor Centre	162
Agricultural Sheds (x2)	400





SUBJECT PROPERTY

ACCESS

Boundary for indicative purposes only.
■ RIGHT OF WAY IN PLACE OVER THIRD PARTY LANDS

LOCATION

LOCATED ON THE BORDER OF COUNTY FERMANAGH AND COUNTY LEITRIM

Country Fermanagh is one of the most beautiful and unique counties in Northern Ireland with nearly a third of its landscape covered by lakes and waterways, including Upper and Lower Lough Erne and the River Erne. The location is known for its natural beauty with large areas of forestry covering 14% of the land mass, and offers many upland areas including the West Fermanagh Scarplains, Sliabh Beagh, and Cuilcagh mountain range.

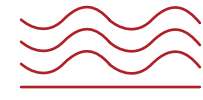
The county is known for its fantastic offering of outdoor activities which includes the Marble Arch Caves set in the picturesque foothills of Cuilcagh Mountain, The Devenish Island known for its 12th century round tower and ruined Augustinian abbey, and the National Trust Crom Estate on Upper Lough Erne offering tranquil landscapes of woodlands and historical ruins.

The subject property is located in the small countryside village of Garrison near Lough Melvin on the border of Country Fermanagh, County Leitrim and County Donegal. The subject site is situated about 5 miles from the world famous Belleek Pottery and the popular tourist attraction - The Wild Atlantic Way. The property is only a stone throws away from County Leitrim, which is known for its spectacular scenery with mountains and deep valleys to explore to peaceful waterside locations. Lough Melvin is located to the west of the property and is renowned for its range of plants and animals and is one of Ireland's famous angling loughs offering spring salmon, grilse, gillaroo, sonaghen and ferox trout.

For golf enthusiasts, there are a variety of opportunities close by with Castlehume's 18-hole parkland course about 18.3 miles distant and is established as one of the best golfing facilities the Northwest has to offer and has hosted the Ulster PGA Championships and unprecedented 10 years in a row. There is also Enniskillen Golf Club located at Castlecoole Estate which is an 18-hole parkland course and located about 23.6 miles distant.



LARGE AREAS OF FORESTRY
COVERING 14% OF THE LAND MASS



A THIRD OF ITS LANDSCAPE COVERED
BY LAKES AND WATERWAYS



ENNISKILLEN LOCATED 23 MILES



SITUATED ON LOUGH MELVIN

EXCLUSIVE SITE IN HIGHLY PICTURESQUE SETTING

5 MILES FROM THE WORLD FAMOUS TOURIST ATTRACTION BELLEEK POTTERY & THE WILD ATLANTIC WAY





Bonded Warehouse



Bonded Warehouse



Storage Warehouse



Bonded Warehouse



VIEWINGS

Strictly by appointment with the selling agents, Savills.

DIRECTIONS

The postcode for the land is BT93 4ER.

SALE DETAILS

Asking Price: £950,000 (Nine Hundred and Fifty Thousand Pounds Sterling).

SERVICES

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry and possession will be by agreement.

OFFERS

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

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

Murphy & McManus Solicitors,
143 Main St, Lisnaskea, Enniskillen BT92 0JE

EPC

Can be provided upon request.

24 MAIN STREET

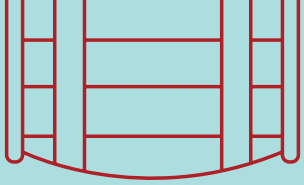
PLANS, AREAS AND SCHEDULES

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.

GENERALLY

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





24 MAIN STREET



SAVILLS

Longbridge House
16-24 Waring Street
Belfast
[savills.ie](https://www.savills.ie)

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:

NEAL MORRISON

T: 028 9026 7824
E: neal.morrison@savills.ie

ALEX PELAN

T: 028 9026 7829
E: alex.pelan@savills.ie

IMPORTANT NOTICE

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

1. 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. 2. Any areas, measurements or distances are approximate. The text, images 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. 3. 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. <https://www.legislation.gov.uk/uksi/2017/692/contents> Brochure prepared June 2024.