

FOR SALE BY PRIVATE TREATY

Holiday Home Development Site

Gublusk Bay, 176 Killadeas Road, Enniskillen

Iconic holiday home site fronting onto Gublusk Bay

**CLOSING DATE:
ALL OFFERS MUST BE
SUBMITTED BY 12 NOON ON
FRIDAY 21 NOVEMBER**

savills





Full Planning Permission granted for a Holiday Park Development



Walking distance to Manor House Hotel & Lough Erne Yacht Club



One of the closest waterfront holiday home sites to Enniskillen



Flat site extending to about 4.3 acres



Additional lands may be available subject to negotiation

Location

Set in the heart of the Fermanagh countryside, Gublusk Bay enjoys a peaceful rural setting right on the shores of Lough Erne.

Located in the townland of Gublusk, near the charming village of Ballinamallard, this property combines countryside tranquillity with excellent accessibility.

Conveniently positioned about 6 miles from Enniskillen, the bustling county town of Fermanagh, offers easy access to a diverse range of amenities including shops, restaurants, bars, and leisure facilities.

The nearby Killadeas Bay and Castle Archdale Country Park provide stunning natural scenery and a wealth of outdoor pursuits, from walking and cycling trails to boating and fishing at nearby popular attractions such as Castle Archdale Country Park, Lough Erne Yacht Club, and the Wild Atlantic Way gateway.

This desirable address offers the perfect blend of serene rural living with convenient connections to the surrounding towns and the wider region delivering panoramic countryside views and proximity to key tourist routes.

This is an ideal setting for a premium holiday park or retreat, offering both strong commercial potential and lasting appeal for domestic and international visitors alike.



The property

The site area extends to about 4.3 acres (1.74 Ha) and was previously used as a caravan site featuring a concrete overlay with access from the main road.

A private lane runs along the south boundary of the site, and the lake sits to the west.

Planning Permission was granted under ref. LA10/2024/0267/F on 9th July 2024 for a holiday park for static caravans, glamping pods, a 2 storey building with 3 self-catering holiday apartments/reception area/games room, together with associated siteworks and a new waste-water treatment plant.

The proposed development site includes:

- 3 apartments and reception building
- 14 static caravan pitches
- 16 glamping pods
- A boating jetty

Full planning, maps and drawings can be provided upon request.

Additional Lough front lands with potential may be available, subject to negotiation.

This site presents a very unique opportunity to create a mixed holiday home development fronting onto the stunning Lough Erne. The development will include apartments, static caravan pitches and glamping pods.



Proposed site layout



Proposed site views



Sale details

BASIS OF SALE

The property is being offer for Sale by Private Treaty.

GUIDE PRICE

The property is offered for sale for £750,000 (Seven Hundred and Fifty Thousand Pounds Sterling).

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 seller satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



Boundary for indicative purposes only.

Further information

RIGHTS OF WAY

The property is offered for sale subject to any public or private rights of way, and all easements and wayleaves whether mentioned or not.

The sale will include rights of way along the southern and western edges of the site for three third parties.

SOLICITORS

To be confirmed.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

VIEWINGS

Viewings are strictly by appointment and to be arranged with the joint agents, Savills Ireland and Eadie McFarland & Co.

CONTACT



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