

THE
DERRYPARK & GLENBEG
PORTFOLIO

Tourmakeady, Co Mayo



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Tourmakeady 10 km, Ballinrobe 29 km, Castlebar 36 km, Westport 36 km, Ireland West (Knock) Airport 73 km, Shannon Airport 149 km
(all distances approximate and from Derrypark Lodge)

Extensive Residential, Agricultural and Sporting Portfolio with Exceptional Scenery and Lough Frontage

Residential properties

Derrypark Lodge (3 bedrooms)

Derrypark Cottages 1 & 2 (2 bedrooms)

Glenbeg Cottage (3 bedrooms)

Red Island House (3 bedrooms)

Martin Tom's Cottage (1 bedroom)

Farming

Three sets of farm buildings

Pasture and hill grazings

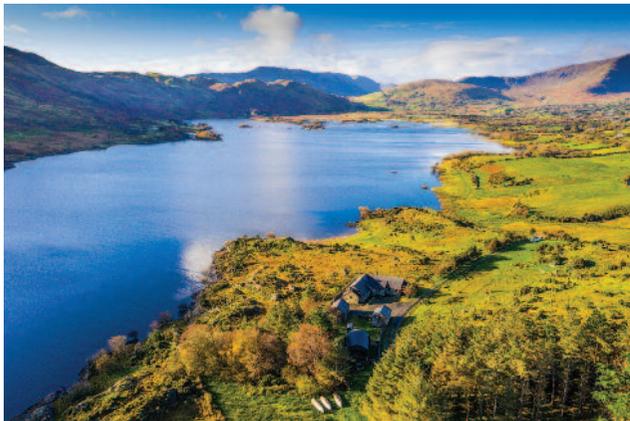
Entitlements to the Basic Payment Scheme

Sporting

Fishing and boating on Lough Mask

About 209 Hectares / 517 Acres in total

For sale in 6 lots or as a whole by Private Treaty



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33 Molesworth Street
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PSRA 002223





DERRYPARK LODGE

LOCATION

The Derrypark & Glenbeg Portfolio is located on the banks of Lough Mask on the fringe of the Mayo/Galway county boundary. The portfolio of properties is set amongst unspoilt rural countryside, commanding magnificent views over Lough Mask and onto the Partry Mountains. County Mayo is located on Ireland's west coast and is often described as one of the country's hidden treasures.

A key feature of the portfolio is that each residential property includes waterfrontage and direct access to Lough Mask. Lough Mask is a large limestone lough of more than 20,000 acres in area – the sixth largest on the island of Ireland and the second largest, in terms of volume of water. It lies within the counties of Mayo and Galway. Along with Lough Corrib, it is one of the best-known brown trout fishing loughs in Ireland. The lough is also famous for its large Ferox trout. It has played host to the World Cup Trout Fly Fishing Competition since 1953.

In addition to fishing on Loughs Mask, Carra and Corrib, salmon fishing is available on the world-famous River Moy, Delphi Fishery and the River Errif. The rugged landscape, topography and loughs combine to make the local area renowned for its game shooting and wildfowling. The Partry Mountains are home to a population of deer.

Keen golfers are well catered for with championship courses at Ballinrobe (34 km) and Westport (36 km).

Tourmakeady (10 km) has a pub and shop, plus an Irish-speaking secondary school. The famous picturesque village of Cong is 22 kilometres distant and is home to the award-winning, 5-star, Ashford Castle Hotel.

The town of Westport is just 36 kilometres from the property and offers a host of marine activities, including very active sailing and sea angling clubs, together with a host of Blue flag beaches in close proximity. A past winner of "the best place to live in Ireland" award, it is a popular destination for tourists and is renowned for the quality of life that the area offers.

Nearby Ballinrobe (29km) is a local market town, located in the heart of the Lake District of South Mayo and on the banks of the River Robe. Ballinrobe offers a variety of great restaurants, pubs, shops and supermarkets. It also has a race course which holds both flat and national hunt race meets throughout the year. The town of Castlebar (36 km) is the county town of Mayo and offers a more comprehensive range of facilities and services.

There is a train station in Castlebar with a daily service to Dublin. Ireland West (Knock) Airport is 73 km and offers flights to a range of European destinations, while Shannon International Airport is 149 km and offers a variety of European and transatlantic flights.

DESCRIPTION

The Derrypark and Glenbeg Portfolio is being offered for sale as a whole or in six lots, as follows:

| Lot No | Property | Description | Acres | Lough Frontage (Approx) |
|--------------|----------------------|---------------------------------------|--------------|-------------------------|
| Lot – 1a | Derrypark Lodge | House, two cottages and outbuildings | 19.3 | 429m |
| Lot – 1b | Derrypark Farmland | Productive pasture | 18.2 | 338m |
| Lot – 2 | Glenbeg Cottage | Traditional cottage with outbuildings | 14.5 | 493m |
| Lot – 3 | Red Island House | House and outbuilding | 5.7 | 191m |
| Lot – 4 | Martin Tom's Cottage | Cottage and farm buildings | 16.6 | 384m |
| Lot – 5 | Glenbeg Farmland | Productive pasture | 17.3 | 532m |
| Lot – 6 | Glenbeg Hill | Extensive hill grazings | 425.2 | 413m |
| Total | | | 516.8 | 2,780 |

The Derrypark & Glenbeg Portfolio is a wonderful residential, agricultural and sporting holding set in the scenic heartland of county Mayo. The Portfolio extends to about 516.8 acres in total and offers a variety of opportunities and income streams. It includes six residential properties which are all beautifully positioned around the shore of an inlet of Lough Mask, each with a magnificent outlook across the water and onto the dramatic mountain ranges. While Derrypark Lodge is presently occupied by the owners, a successful holiday letting business is run from the remaining residential properties.

The Portfolio is in two principal blocks; Derrypark, situated to the north of the lough's inlet and Glenbeg, situated to the south. An 18-acre block of farmland lies a short distance to the east of the principal landholding at Glenbeg. A notable attraction is that the properties situated at Glenbeg are all accessed off a minor road which terminates midway along the peninsula, resulting in a limited volume of passing traffic.

The surrounding area offers spectacular views and is renowned for its unspoilt, natural beauty which is a haven for wildlife. There are terrific sporting opportunities on the estate and in the surrounding area, with premier-quality fishing and boating on Lough Mask and shooting and stalking available locally. The present owners run a commercial fishing enterprise, with six boats available, as well as a ghillie service. The dramatic countryside combined with the sporting opportunities, ensures that the local area is a popular destination for tourists.

Further income is generated through an in-hand farming business. The farm carries a breeding flock of about 500 hill ewes which are lambed outdoors. General farm work is contracted in. There is a small range of farm buildings and livestock handling facilities situated next to Martin Tom's Cottage, while further outbuildings lie next to Derrypark Cottages and Glenbeg Cottage.

A key feature of the Portfolio is that each Lot has direct access to the lough, with the total frontage onto the lough extending to about 2,780 metres.



DERRY PARK LODGE

LOT 1A – DERRYPARK LODGE & COTTAGES
(ABOUT 19.3 ACRES / 7.8 HECTARES,
429M LOUGH FRONTAGE)

Situated on the north shore of Lough Mask, Lot 1a extends to about 19.3 acres in total and includes the principal estate house, a pair of semi-detached modern cottages of stone construction, outbuildings, amenity land and about 429 metres of lough frontage.

Derrypark Lodge is a detached, south-facing house with accommodation laid out over two storeys. The sellers have carried out a significant programme of extension, renovation and refurbishment to Derrypark Lodge, which is believed to have formerly served as a hunting lodge. It occupies an elevated situation and includes an open plan sitting/dining room with magnificent views. The lodge is surrounded by well-maintained gardens and includes a detached garage. Mature conifers are situated to the west of the house, providing privacy and shelter. A robot lawnmower was installed in 2019.

Derrypark Cottages 1 & 2 are two elegant, semi-detached cottages in a L-shaped formation. They were constructed in 1991 to a traditional design with stone walls beneath a pitched slate roof. With accommodation laid out over a single storey, internal features include Liscannor flagstone floors, stoves, exposed beams and stone walls.

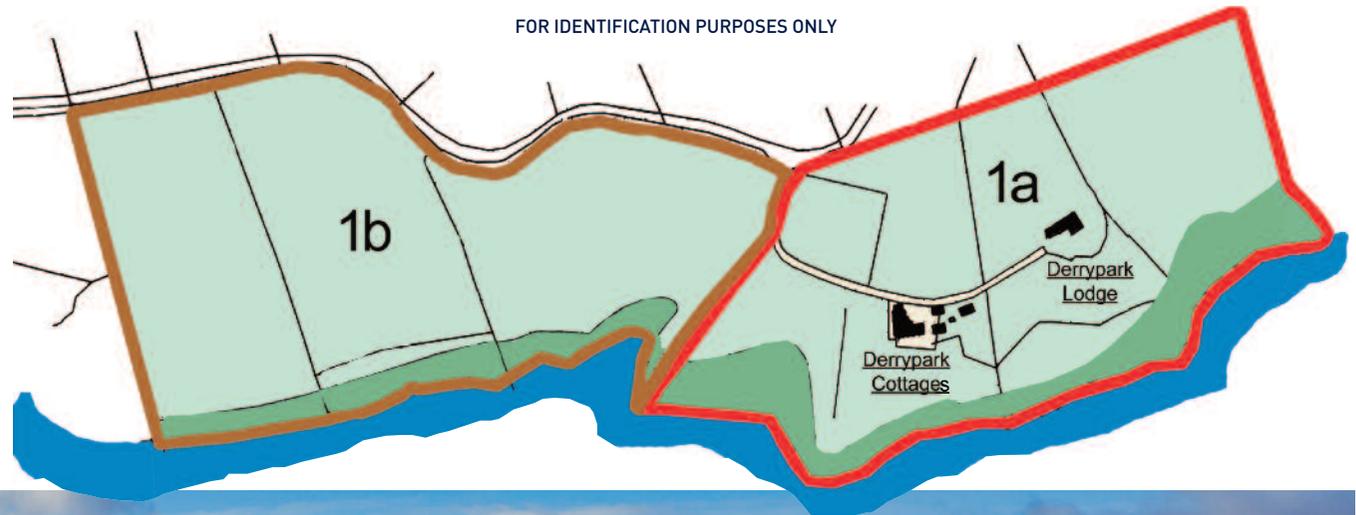
The cottages are accessed off the internal road leading to Derrypark Lodge. There is a parking area and terrace. Lying to the east of the cottages is a small range of outbuildings including a hay shed, barn and store.

The land includes scrubland, rocky outcrops and an area for launching boats.

LOT 1B – DERRYPARK FARMLAND
(ABOUT 18.2 ACRES / 7.3 HECTARES, 338 METRES
LOUGH FRONTAGE)

Located immediately to the west of Derrypark Lodge & Cottages, Lot 1b extends to about 18.2 acres and comprises good grazing and mowing land which is divided into a number of enclosures. It lies within a ring-fence and can be accessed from the main entrance to Derrypark Lodge from the R300.

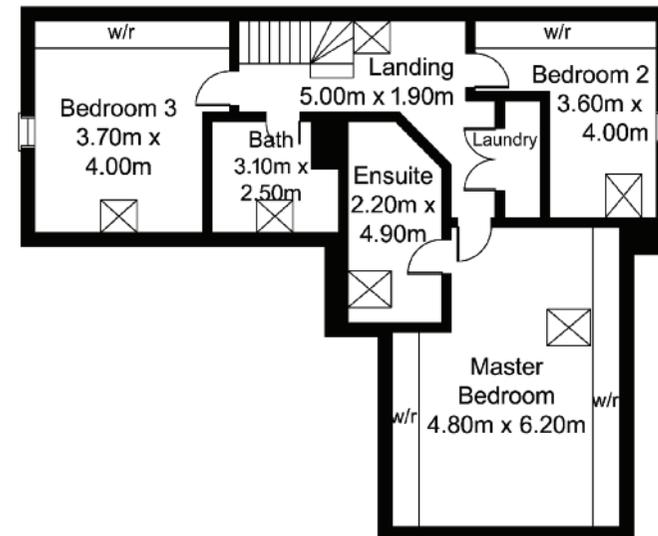
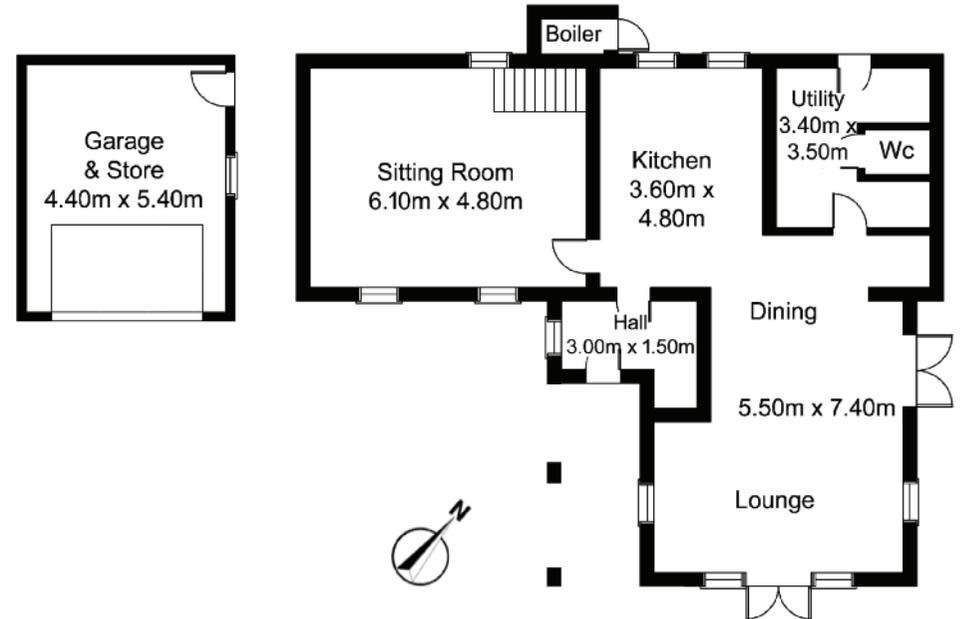
LOTS 1A & 1B
FOR IDENTIFICATION PURPOSES ONLY





DERRYPARK LODGE

GROSS INTERNAL AREA (APPROX) 200 SQ M – 2,152 SQ FT
FOR IDENTIFICATION PURPOSES ONLY





DERRYPARK COTTAGES



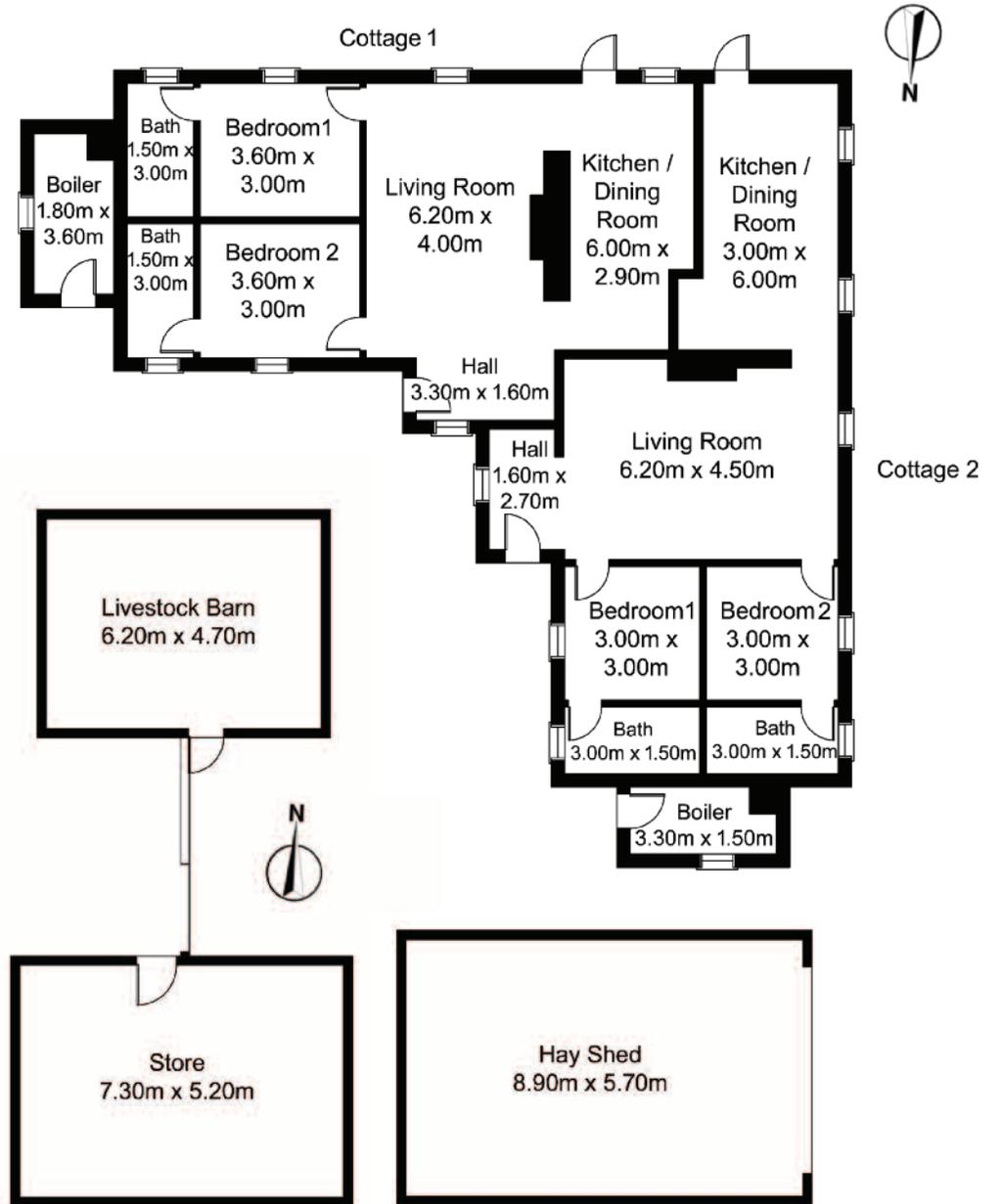
DERRYPARK COTTAGES

DERRYPARK COTTAGES

GROSS INTERNAL AREA (APPROX)

COTTAGE 1 – 89 SQ M – 957 SQ FT COTTAGE 2 – 88 SQ M – 947 SQ FT

FOR IDENTIFICATION PURPOSES ONLY



**LOT 2 – GLENBEG COTTAGE
(ABOUT 14.5 ACRES / 5.8 HECTARES, 493M
LOUGH FRONTAGE)**

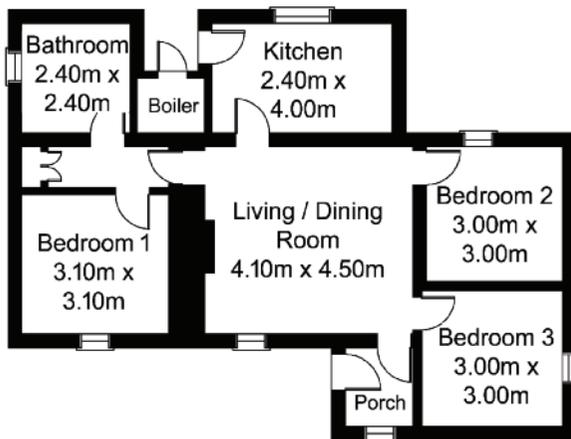
Glenbeg Cottage is situated on the southern shore of the Lough Mask inlet and extends to about 14.5 acres. It has a private situation and includes a charming, detached cottage which is believed to date from the 1920s. The single-storey accommodation has been renovated and refurbished by the sellers and includes a stove with feature fireplace in the reception room.

A small area of lawn lies to the north, while there is a pair of farm buildings to the side of the property, including a hay shed and barn.

The undulating land lies within a ring fence and provides grazing for livestock. It is divided by stone walls and is interspersed with native deciduous trees. A small stand of conifer trees next to the cottage provide shelter, while a number of streams pass through the land. The land is bound on the north by the lough.

**GLENBEG COTTAGE &
AGRICULTURAL BUILDINGS**

GROSS INTERNAL AREA (APPROX)
COTTAGE – 78 SQ M – 839 SQ FT
FOR IDENTIFICATION PURPOSES ONLY

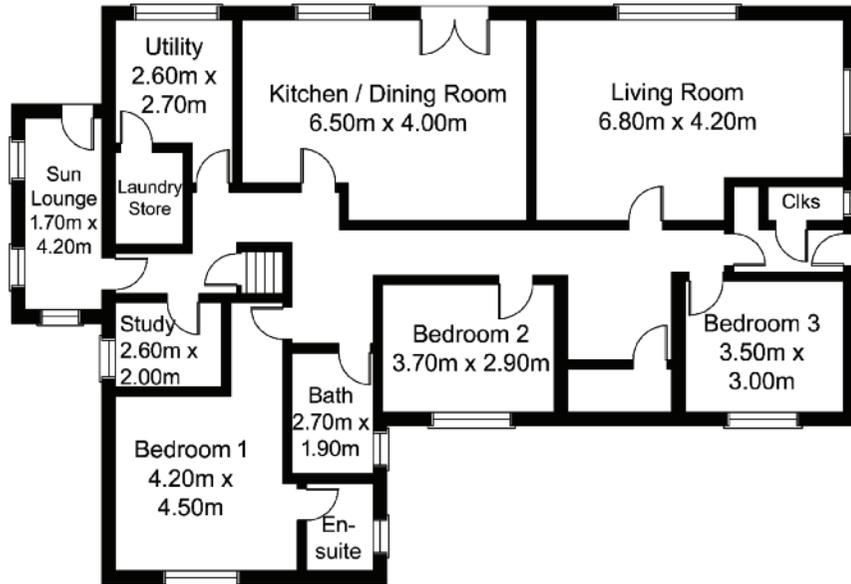


**LOTS 2, 3 & 4
FOR IDENTIFICATION PURPOSES ONLY**

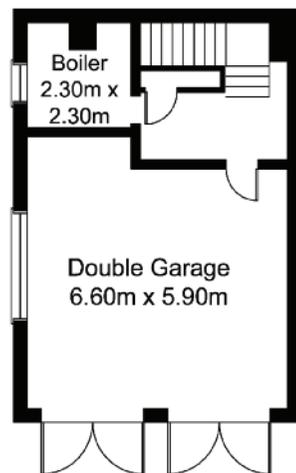
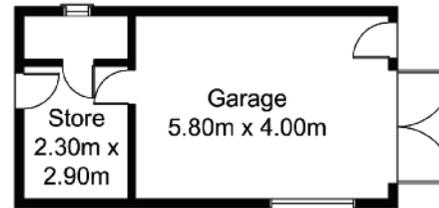


RED ISLAND HOUSE

GROSS INTERNAL AREA (APPROX)
200 SQ M – 2,152 SQ FT
FOR IDENTIFICATION PURPOSES ONLY



Ground Floor



Basement

LOT 3 – RED ISLAND HOUSE (ABOUT 5.7 ACRES / 2.3 HECTARES, 191M LOUGH FRONTAGE)

Red Island House is a detached house which was constructed in 1978. The residential accommodation is laid out over a single storey above a double garage at basement level. The house occupies an elevated position with panoramic views across Red Island, the lough and the surrounding rural countryside.

Situated next to the house is a garage with pit and a workshop, while a garden laid to lawn surrounds the house.

The land at Lot 3 extends to about 5.7 acres and includes 191 metres of lough frontage. The rugged, undulating terrain provides grazing for livestock and amenity. It includes a stream.



**LOT 4 – MARTIN TOM'S COTTAGE
(ABOUT 16.6 ACRES / 6.7 HECTARES,
384M LOUGH FRONTAGE)**

Neighbouring Red Island House is Martin Tom's Cottage, which includes a quaint detached cottage, farm buildings and about 16.6 acres of grazing land. The cottage has a stone exterior beneath a corrugated roof.

To the side of the property is a set of farm buildings including a connecting livestock, tractor and hay shed as well as livestock handling facilities and a store.



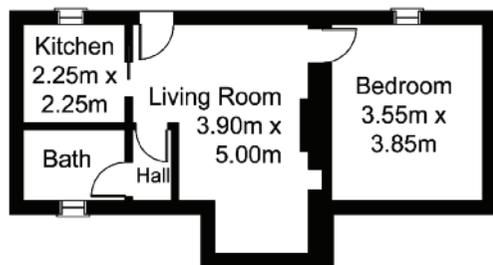
MARTIN TOM'S COTTAGE

MARTIN TOM'S COTTAGE

GROSS INTERNAL AREA (APPROX)

40 SQ M – 430 SQ FT

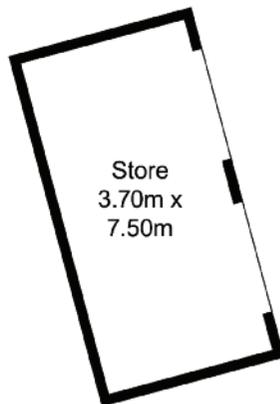
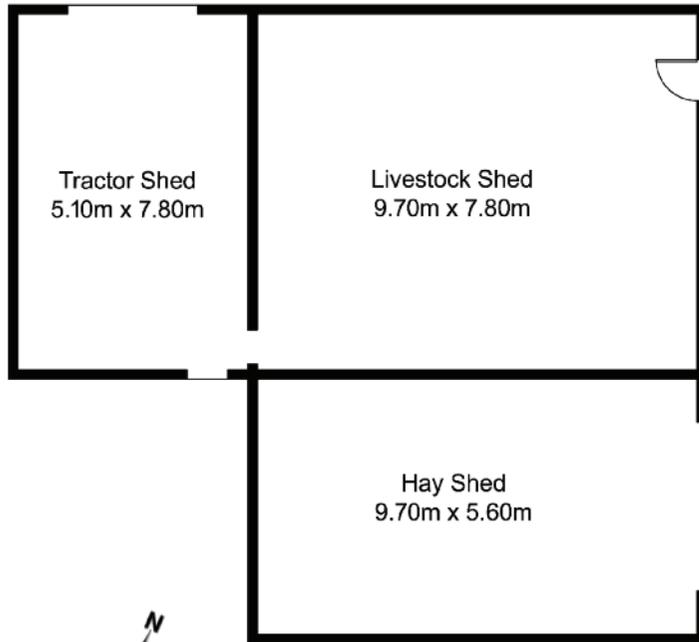
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INTERIOR

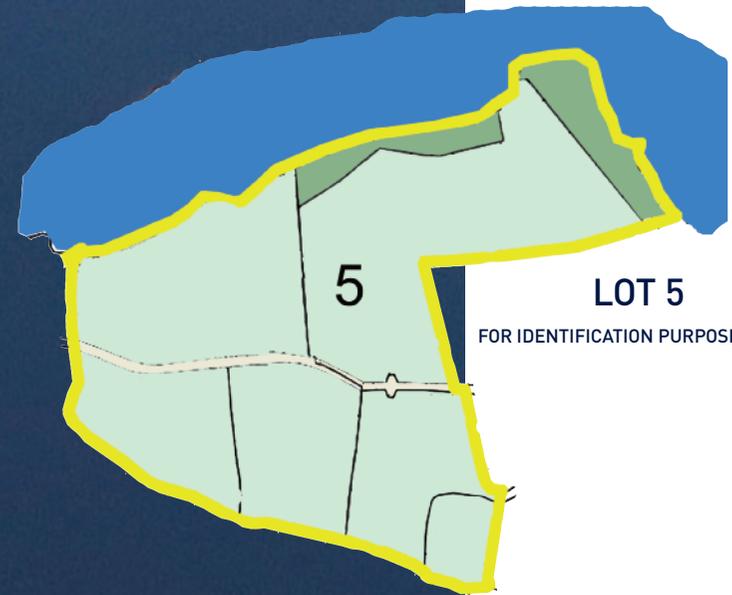
MARTIN TOM'S AGRICULTURAL BUILDINGS

FOR IDENTIFICATION PURPOSES ONLY





LOT 5



LOT 5

FOR IDENTIFICATION PURPOSES ONLY

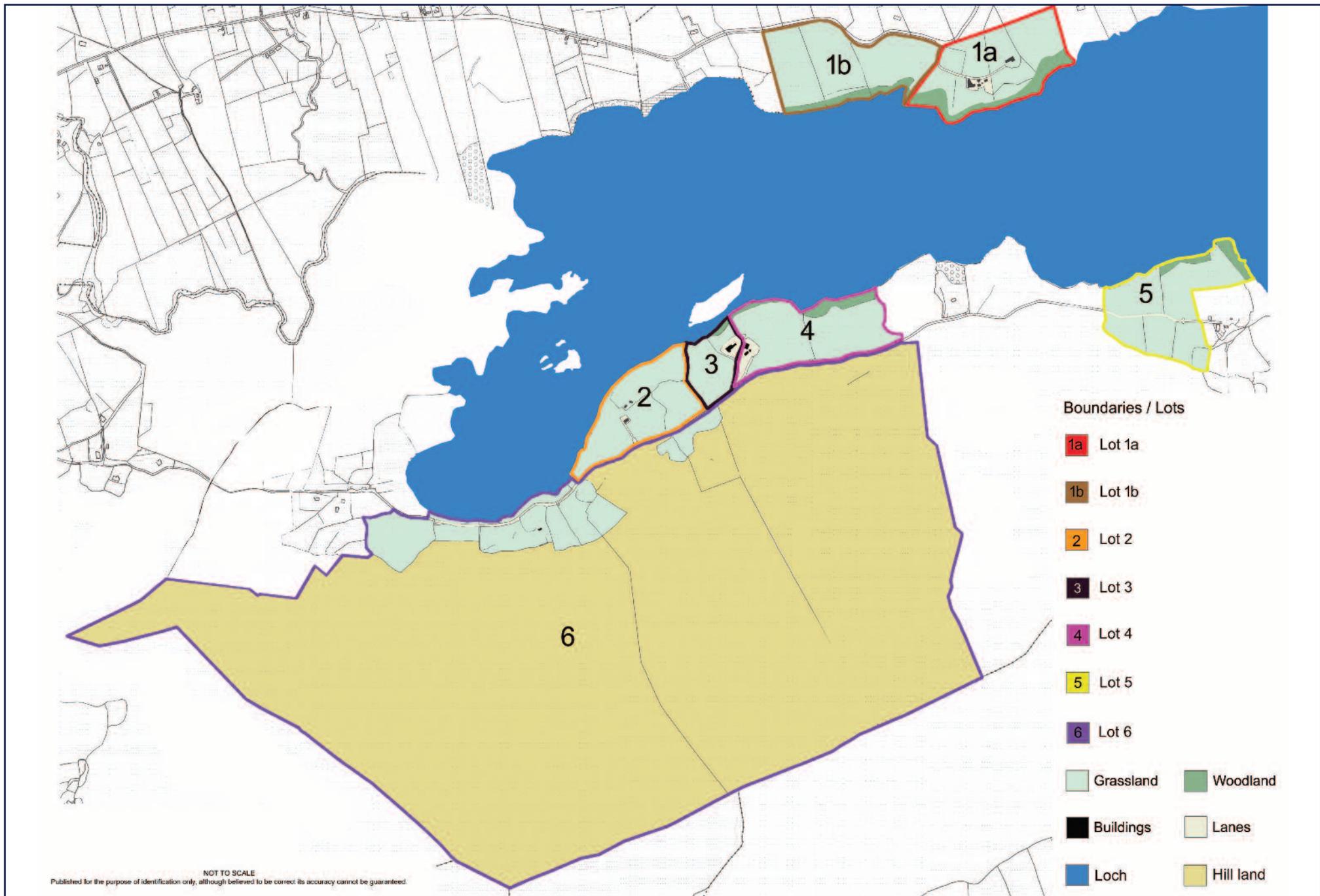
**LOT 5 – GLENBEG FARMLAND
(ABOUT 17.3 ACRES / 7.0
HECTARES, 532M LOUGH
FRONTAGE)**

Lot 5 extends to about 17.3 acres of productive grazing land. The land is situated at the eastern end of Glenbeg, where the minor road terminates. It lies either side of the road and is enclosed by stone walls and fences. The lough forms the northern boundary.



**LOT 6 – GLENBEG HILL
(ABOUT 425.2 ACRES / 171.8
HECTARES, 413M LOUGH
FRONTAGE)**

Lot 6 comprises an extensive, single block of hill and low-ground grazings extending to about 425.2 acres in total. The land rises from a low point of about 18 metres (59 feet) above sea level at Lough Mask to a high point on the south easterly boundary of about 372 metres (1,220 feet) above sea level. The hill is fenced in four principal sections. Loading pens and smaller enclosures for gathering are next to the road.



NOT TO SCALE
 Published for the purpose of identification only, although believed to be correct its accuracy cannot be guaranteed.

GENERAL REMARKS

Residential Property Services

All the residential properties are served by electricity supplies and private drainage.

| Property | Occupancy | Services | BER Rating | BER Number |
|-----------------------|----------------|------------------------------------|------------|------------|
| Derrypark Lodge | Owner occupied | OFCH, mains water | D1 | 108834425 |
| Derrypark Cottage 1 | Short-term let | OFCH, mains water | E1 | 108835364 |
| Derrypark Cottage 2 | Short-term let | OFCH, mains water | E2 | 108835422 |
| Glenbeg Cottage | Short-term let | OFCH, private water | G | 108835695 |
| Red Island House | Fixed-term let | OFCH, private water | F | 108836008 |
| Martins Tom's Cottage | Short-term let | Electric heating, private water | G | 108836578 |

OFCH: oil-fired central heating.

Viewing

Strictly by appointment with the selling agents:

Savills Country
33 Molesworth Street
Dublin 2
Tel: +353 (0) 1 618 1300
Email: country@savills.ie
PSRA License 002223

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, especially around the farmyards, hill-ground and the lough.

Entry & Possession

Entry is by agreement with vacant possession.

Fixtures & Fittings

Those items mentioned in these sale particulars are included in the heritable sale. All other fixtures, fittings and furnishings are expressly excluded.

The moveable items in the let residential properties and the fishing equipment may be available for sale by separate negotiation at an additional price.

Sheep Flock

The purchaser of Lot 6 will have the opportunity to take over the sheep flock by separate negotiation at an additional price.

Travel Directions

| Property | Eircode |
|----------------------|----------|
| Derrypark Lodge | F12 VR83 |
| Derrypark Cottages | F12 TW29 |
| Glenbeg Cottage | F12 D284 |
| Red Island House | F12 YW52 |
| Martin Tom's Cottage | F12 KT93 |

Solicitors

Egan Daughter & Co Solicitors
Castlebar
Co. Mayo
Tel: +353 (0) 9490 21375
Email: law@degansolicitors.com

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 sellers' solicitor, and the purchaser(s) shall be deemed to have satisfied themselves 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.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

Entitlements to the Basic Payment Scheme

The Entitlements to the Basic Payment Scheme are owned by the sellers and are included in the sale.

If the property is sold in Lots, the Entitlements to the Basic Payment Scheme will be apportioned on a pro rata basis.

The farm is enrolled in a number of Schemes providing additional income. Further information is available from the selling agents.

Environmental Designations

We understand that the subjects of sale are not subject to any Environmental Designations, however, Lough Mask falls within the following:

Wildfowl Sanctuary (WFS-66)
Special Protection Area (004062)
Special Area of Conservation (001774)

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Wayleaves and Rights of Access

The land 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 will be held to have satisfied themselves as to the nature of all such rights and others.

Best Offers Date

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.

Generally

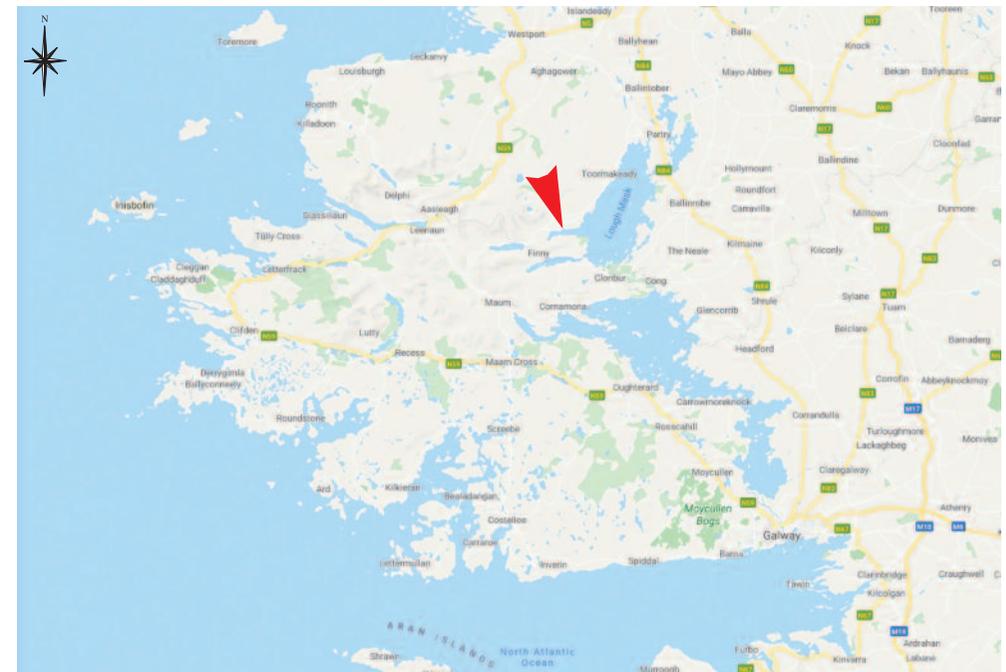
Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE

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

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.

Brochure prepared February 2020



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