



Background

Lough Derg Holiday Village has a unique location, on the south western shore of one of the most interesting, scenic, largest, and cleanest lakes in all of Europe. The lake, the largest of the mighty River Shannon lakes, is 26 miles from Portumna in the North to the ancient town of Killaloe in the South and 10 miles from Scariff in the West to Dromineer in the East. An average depth of 60 ft, with many sheltered bays, inlets and tree covered islands, which makes it a dream location for water enthusiasts, be they sailors (big or small) cruiser boat owners, water skiers or anglers, there is ample space for all. From our sandy shoreline there is a two mile straight run across the lake to the Tipperary shoreline.

The Holiday Village was developed, and first opened as a Caravan Park in 1979 by Michael & Eileen Mannion and was then extended with the addition of twelve Courtyard Cottages in 1991, followed by a 38 berth Marina three years later. In 2001 Jeremy returned to work full time in the business and a further nine houses were added in 2001. Due to changing times and the emergence of a more sophisticated market and the ever increasing demand for quality self-catering accommodation, it has been decided to close the Caravan Park and replace it with the houses that are now for sale. These houses will be completed and ready for occupation by December 2006

We are a long established family business operating a tourism facility for the past 28 years, with a high level of experience in catering for tourists, and have established a unique niche product with a high level of repeat business.

The Holiday Village consists of 12 river-side courtyard cottages, 9 detached houses, and have a 4* classification with Bord Failte, a 38 berth marina, 14 lake boats, slipway, tennis court. A new children's playground is to be developed on completion of the proposed development. There is also a stand alone building consisting of a licensed bar and restaurant, shop and reception. The 12 new houses are being built on what was once the caravan park.

All the amenities in the Holiday Centre (subject to availability) will be accessible to these houses. i.e. Boat Berthage, Slipways, Lake Boats, Playground, Tennis Court, access to Lakeshore, Walkways, Bar/Restaurant and Shop etc...

The freehold of all the common areas, ie gardens, roads, open space, tennis court is owned by the Lough Derg Management Co. Ltd. The owners of the 12 new houses will become shareholders in the existing management company. The current annual charge is 1,500 euro per house per annum. This covers house and public liability insurance, gardening, refuse, water, grass cutting, treatment plant maintenance, upkeep of roads, sinking fund allocation etc.

Features:

PVC double glazed windows
Fully fitted kitchen
White bathroom suites.
Moulded skirting and architrave.
Generous electrical specification.
Full central heating.
Structural guarantee.

Fully decorated.
Paved Patio.
Tiled bathrooms.

Fully furnished.
Equipped for 6 people.
Master bedroom en-suite.
Downstairs WC.
High standard of insulation.
Gas stove in living room.
2 smoke detectors
Slate roof.
Patio doors.
Low maintenance exterior.

Promoters:

M. & J. Mannion
Carrownakilly
Killaloe
Co Clare

Design Team:

TM Building Designs
Roselawn House
University Business Complex,
National Technology Park,
Limerick

Engineers:

Lynch Waterman Associates
26 Glentworth Street
Limerick

Solicitors:

Sweeney McGann
67 O'Connell Street
Limerick

Tax Advisors:

Deloitte & Touche
ICC House
Charlotte Quay
Limerick