



CASTLEMARTYR

RESORT & SPA



*“You don't need magic
to disappear ...*

Only a destination.”



THE OPPORTUNITY

A fantastic opportunity to acquire an exceptional five star resort set in a beautiful location with 103 bedrooms, 19 self-catering lodges & 1 mews house, 18 hole inland links style golf course and extensive facilities on an estate of approximately 210 acres. Also included in the sale as a separate lot is a residential development of 9 three bedroom houses known as 'Linn Corr'.

- Offered freehold / leasehold
- Available with vacant possession, free of Hotel Franchise or Hotel Management Agreements

The resort is available in 3 separate lots:

Lot 1 = Castlemartyr Resort & Spa - hotel, golf course, 19 lodges & 1 mews house on 210 acres

Lot 2 = 9 Three Bedroom Houses (Linn Corr)

Lot 3 = Entire of Lot 1 & Lot 2



THE HIGHLIGHTS

- Internationally renowned 5 star resort and brand which opened in 2007
- Incorporates impressive 18th Century Manor House and the historic ruins of a 13th Century Castle originally built by the Knights Templar
- Beautiful mature landscape extending to approximately 210 acres
- 103 bedrooms including 32 suites boasting the finest interior design and comfort
- Luxury, modern spa & health club with facilities including a swimming pool, 10 treatment rooms, steam rooms, sauna and private VIP suite
- Inland links style 18 hole golf course designed by Ron Kirby and architecturally stunning Clubhouse
- Exceptional food & beverage facilities and wedding venue recognised for providing a bespoke, personalised service
- Self catering facilities comprising 19 lodges and 1 mews house
- Lot 2 - 9 Three Bedroom Houses (Linn Corr)



CASTLEMARTYR



210 ACRE RESORT

The magnificent 18th century Manor House forms the centrepiece of this historic resort, where it lies adjacent to the ruins of an 800 year old castle originally built by the Knights Templar under Richard Earl de Clare, known as Strongbow.

The resort opened in 2007 and is nestled in 210 acres of mature landscape with meandering streams, parklands and a tranquil lake that is abundant with wildlife. This exceptional estate offers a myriad of outdoor pursuits including an inland links-style golf course, miles of walks and cycling, archery and clay pigeon shooting.



LOCATION

Castlemartyr is located in the South of Ireland in Cork, recognised as one of the most scenic and historic parts of the country with a multitude of fishing villages, market towns and sweeping landscapes to explore. The resort is just a 20 minute drive from Cork City on the N25 located between the towns of Midleton and Youghal.

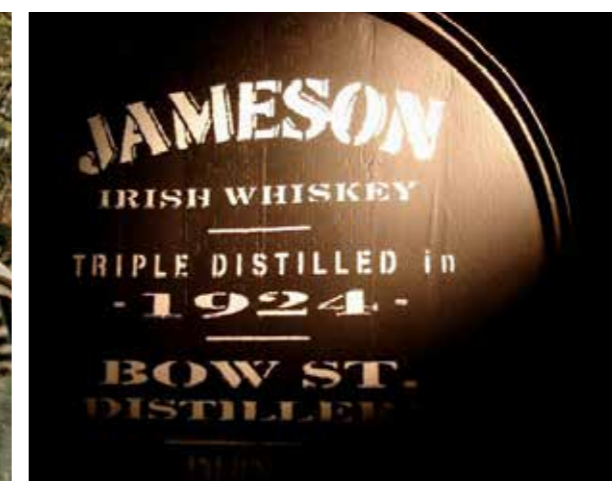
Castlemartyr benefits from its close proximity to many primary national routes such as Waterford and Limerick. It is only a 25 minute drive from Cork International Airport and less than 3 hours drive from Dublin.

Nearby attractions include Fota Wildlife Park, the Old Jameson Distillery, Ballymaloe Cookery School and historic towns such as Youghal and Cobh. Cork is famous for having the second largest natural harbour in the world and being the last port of call for the Titanic in Cobh where there is a visitor centre.



DISTANCE TO CASTLEMARTYR

Cork City	31 kms
Cork Airport	36 kms
Waterford	93 kms
Killarney	116 kms
Kerry Airport	133 kms
Shannon Airport	153 kms
Dublin	271 kms





LUXURY ACCOMMODATION

Each of the 103 bedrooms, including 32 suites, are individually appointed with the finest in interior design and comfort. Each room has a very sizeable dressing area and all bathrooms have a separate rainforest shower, full bath, marble topped double vanity and separate toilet.

MANOR HOUSE

- 6 Manor State Rooms - c.60 sq.m.
- 4 Grand Suites - c.115 sq.m.
- 1 Presidential Suite - c. 232 sq.m

BEDROOM BLOCK

- 22 Deluxe Rooms - Twin - c.47 sq.m.
- 49 Deluxe Rooms – King - c.47 sq.m.
- 15 Junior Suites - c.65 sq.m.
- 6 Two Bedroom Suites - c. 110 sq.m





FOOD & BEVERAGE

THE BELL TOWER

Perfect for a gourmet dining experience the award winning Bell Tower Restaurant is relaxed and elegant, overlooking the formal gardens. It has 88 covers and is located in the Manor House.

FRANCHINI'S

This relaxed restaurant offers excellent Italian cuisine. The menu boasts a range from traditional pasta & risotto dishes to more creative Italian pizzas. Franchini's has an outdoor terrace and 52 covers.

KNIGHT'S BAR

Prominently located in the Manor House, Knight's Bar is an essential part of the resort that provides a warm and intimate atmosphere. Perfect for a lighter meal throughout the day or a pre-dinner drink in the evening, Knight's Bar is seen as the focal point of the resort.

AFTERNOON TEA

A renowned Castlemartyr tradition, Afternoon Tea is served in either the Bell Tower, or on summer days on the Garden Terrace.





SPECIAL EVENTS & MEETINGS

Nestled in the East Cork countryside but just 20 minutes away from Cork City, Castlemartyr is a sought after conference and events venue that maintains a strong track record of providing exceptional service, flexibility and attention to detail.

Room	Theatre	Boardroom	Banqueting
<i>The Capel Suite</i>	300	N/A	220
<i>The Kiltha Room</i>	100	30	92
<i>The Ladysbridge Room</i>	N/A	14	18
<i>The Midleton Room</i>	N/A	12	N/A
<i>The Youghal Room</i>	N/A	8	N/A

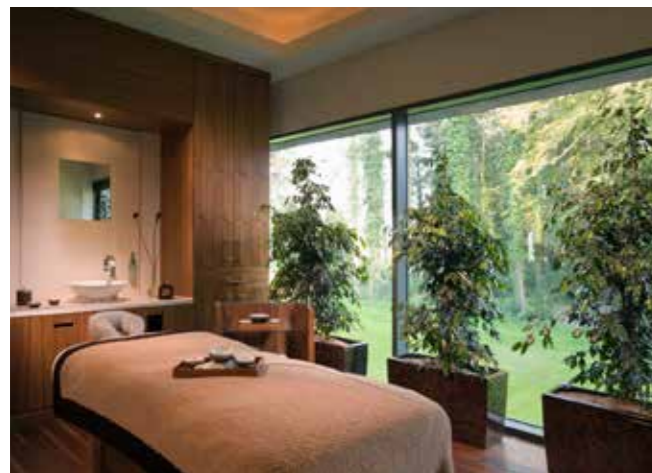


WEDDINGS

The resort is a renowned and popular wedding destination that stands out from the crowd. The beautiful grounds and historic ruins provide a distinctive backdrop for the wedding party photographs. From traditional to contemporary, Castlemartyr takes pride in presenting a unique, personalised service.

The Capel Suite can accommodate up to 220 wedding guests and the Kiltha Room located in the Manor House is the option of choice for more intimate celebrations, suitable for parties up to 92.



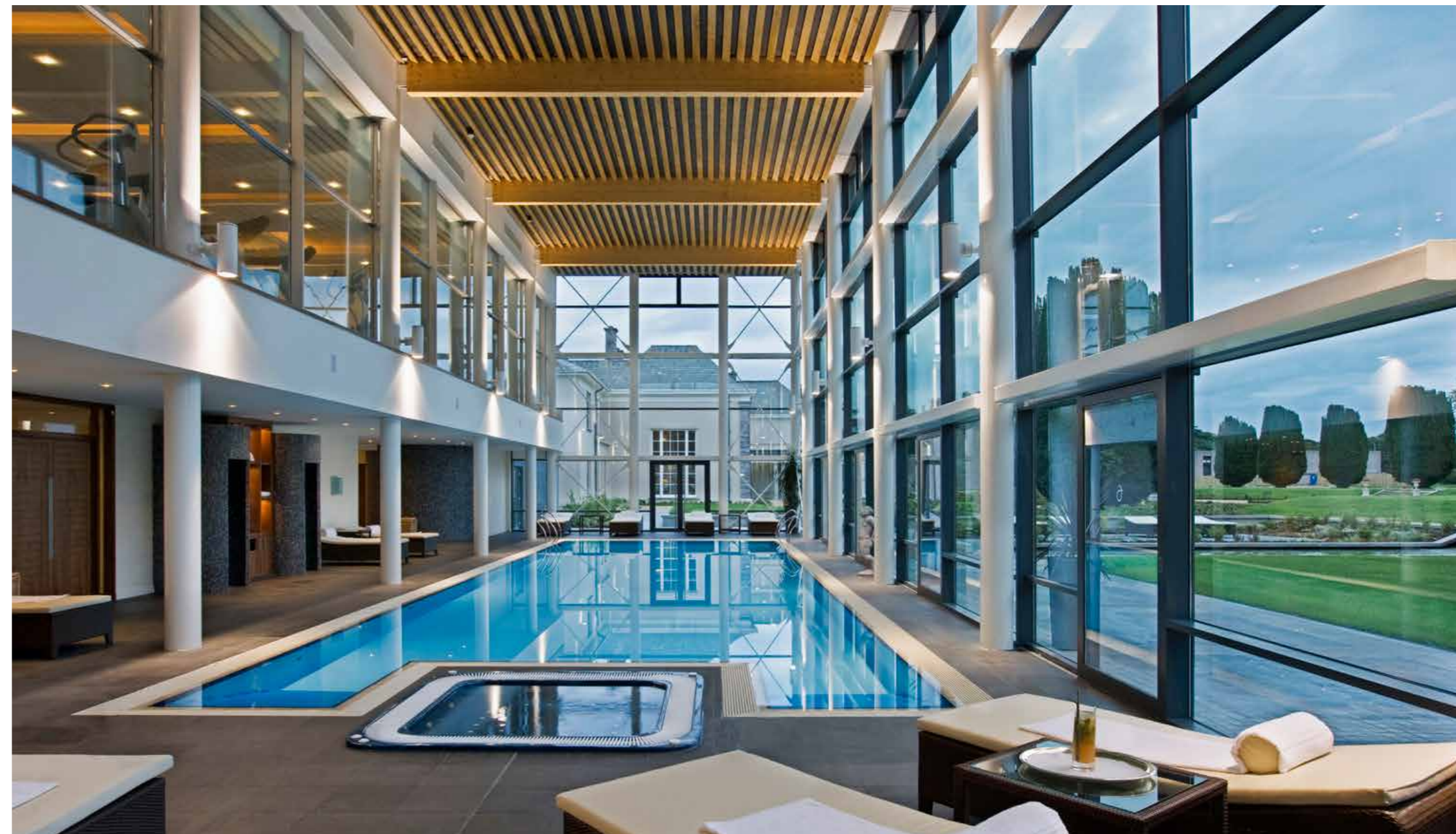


RELAX & REJUVENATE

The Spa at Castlemartyr, featuring ESPA, is a luxurious and spacious Wellness, Spa and Fitness Centre and is the ideal destination for relaxation and pampering.

The Luxury Spa incorporates:

- A 20m swimming pool with floor to ceiling windows to exhibit the stunning panoramic views of the estate
- 10 treatment rooms
- Spa incorporating a mix of steam rooms, saunas and jet pools
- Private VIP treatment suite with infinity pool and sauna
- Extensive health club with extensive gym equipment



“ A dream like hideaway... ”



GOLF

The exceptional 18 hole golf course was designed by world renowned golf architect Ron Kirby, who has created a thrilling inland links-style experience. Adjacent to the landmark ruins of the estates' historic 13th century castle, the course has been beautifully sculpted into the mature landscape.

The 6,790 yard par 72 course has a distinctive look and feel and is designed to be challenging but pleasurable for any calibre of player.

The architecturally stunning clubhouse comprises a pro shop, locker rooms and a bar / restaurant known as 'The Pod' which enjoys panoramic views of the course.





GOLF LODGES

19 Golf Lodges

- 18 x 2 Bed units
- 1 x 3 Bedroom unit

These luxurious Golf Lodges are situated in the walled gardens. Each residence is laid out over two floors with an open plan design and furnished to a very high standard.

**Within the resort there are a total of 42 golf lodges of which 19 are owned and available for sale. The remaining 23 are in 3rd party ownership (all of which are occupied by the resort under lease agreements) and therefore do not form part of this sale.*



THE MEWS

A lovely and quaint 2 bedroom mews house situated between the Manor House and the historic Castle. Featuring light and spacious open plan living, the residence is furnished to a high standard.

**Within the resort there are a total of 10 mews houses, of which 1 is owned and available for sale. The remaining 9 are in 3rd party ownership (and occupied by the resort under lease agreements) and therefore do not form part of this sale.*

PLANNING

The golf lodges and mews house currently have planning for use as short-term holiday letting accommodation (Sec. 47).

THIRD PARTY AGREEMENTS

There is a Rental Management Agreement with Natural Retreats (Ireland) Ltd. for the 42 golf lodges & 10 mews houses.

LINN CORR

The Linn Corr residential development comprises 9 architect-designed townhouses on a raised plateau at the formal entrance to Castlemartyr Resort.

The scheme has been landscaped in a classical style and is arranged in two L-shaped blocks. Each residence has 3 bedrooms and is fitted out to shell and core condition with fully functioning services within.

Car parking is accommodated on a slightly lower level at the rear to keep views over the estate unobstructed.

**Please note that there are 10 residences in the Linn Corr development of which 9 are owned and available for sale. The remaining gate lodge (number 5) is under 3rd party ownership and therefore does not form part of the sale.*

ACCOMMODATION BREAKDOWN

Type A

- 3 bedroom corner house with stone walls & external balcony
- Circa. 125 sq/m

Type B & C

- 3 bedroom mid and end terrace house
- Circa. 119 sq/m

PLANNING

Permitted planning for residential development (no Sec. 47 restrictions apply).

BER RATING: B3



9 Gate Lodges – Available as a separate lot to the resort





BASIS OF SALE

The resort is being sold as a going concern and the trade is not impacted. Offers are invited for the freehold / leasehold interest in the property on the following basis:

- Fixtures, fittings and equipment are included in the sale
- In addition to the price, all consumable stock is to be purchased at valuation upon completion

TENURE

Freehold / Leasehold

BER

- Hotel - BER Exempt
- Golf Clubhouse - BER B2
- Lodges, Mews and Linn Corr - BER Rating C2 - B2

TUPE

The purchaser will be required to comply with the relevant legislation in respect of employees

FURTHER INFORMATION

Interested parties may be given access to a data room upon signing a Non-Disclosure Agreement. The data room contains additional information, including site maps, financial information and other relevant property details.

VIEWING

Strictly by appointment with the sole selling agents, Savills Hotels & Leisure. Under no circumstances should any direct approach be made to the hotel.

SOLICITORS

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CASTLEMARTYR RESORT & SPA

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