

# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462

savills





# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462





# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462



## About this property

Battlebridge Caravan and Camping Park represents a rare opportunity to acquire a well-established, family-run holiday park with diverse income streams, ideally positioned on the banks of the River Shannon. This highly regarded, Failte Ireland approved park comprises of caravan, camping, and glamping facilities, complemented by an on-site pub/restaurant and private marina, all set within a tranquil riverside setting on about 9 acres with 245 metres of frontage over the River Shannon.

This property offers significant appeal for investors and operators seeking a turnkey tourism business with an existing loyal customer base and strong seasonal trade. The park has demonstrated consistently strong performance in recent years, underpinned by the rising popularity of domestic and eco-tourism, particularly along the River Shannon.

Battlebridge benefits from a strategic location on the Shannon Blueway, a growing network of walking, cycling, and paddling trails. The Blueway is currently undergoing further development, with new connections linking Battlebridge to Carrick-on-Shannon, enhancing its accessibility and visitor appeal.

The property offers immediate potential for revenue growth and the

development of additional glamping or serviced pitches, subject to planning. Battlebridge has also been recognised in the Irish Independent Reader Travel Awards as one of the 10 Best Irish Campsites.

### Beirnes Pub & Restaurant

Beirne's of Battlebridge is an award-winning traditional Irish pub and restaurant. The property operates as a fully licensed premises 7 days a week, offering both locals and visitors a vibrant hub.

The building includes a versatile studio space and storage area located above the pub/restaurant, providing additional functional capacity. To the side of the premises, a spacious beer garden offers an inviting outdoor setting, perfect for gatherings and seasonal enjoyment.

Beirne's has received numerous accolades, including the Black & White Pub Award, Guinness Irish Pub of Distinction, and Woman's Way Magazine Family Pub of the Year.

A large car parking area adjacent to the property ensures convenient access.

# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462



## Property Details

**Caravan & Camping Park** – Conveniently accessed off the L1016, the park sits beside a pub and restaurant and features a mix of grass and gravel surfaces for easy access. It includes 43 hard-standing touring pitches and 20 tent pitches, all with electrical hook-ups and water. A reception building houses an office, storage, kitchen, laundry, and WC/shower facilities.

**Marina** – A slipway on the River Shannon leads to a private 16-berth marina, ideal for boating, fishing, and exploring the waterways, adding strong appeal for water-based recreation.

**Glamping** – The luxury glampsite includes 11 custom units—eco-pods, stilted cabins, and shepherds huts, centered around a communal BBQ area.

**Grounds** – An adjoining field offers expansion potential, with outline planning previously granted in 2006 for six detached homes.





# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462

savills









# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462

savills



## Local Area

Located just outside Leitrim Village on the River Shannon, this scenic property offers direct river access and lies along the Shannon Blueway trail network. Battlebridge is set to become a key stop on the route, just 7.5 km from Carrick-on-Shannon.

The area is rich in tourism appeal with nearby villages, fishing, and Lough Key Forest Park. Local amenities are available in Leitrim Village, with strong road and water links to Sligo, Dublin, and the wider Shannon system.







## Property Details

### Key Features

Award-winning licensed pub and restaurant  
43 touring pitches and 20 tent pitches  
16 berth marina  
Offers potential for expansion  
About 9 acres

### Services & Additional Information

Oil fired central heating, water – TBC,  
sewage pumping system, broadband – TBC

### BER

BER Rating = C2

BER Rating = B2





# An Established and Award-Winning Holiday Park on the River Shannon

Battlebridge, Leitrim Village, Co. Roscommon, N41 Y462



## Enquire



**Liam McCarthy**  
Dublin - Country  
+353 83 878 4989  
liam.mccarthy@savills.ie

## More Information



[View on website](#)



[View Digital Brochure](#)



[Property Search](#)

**Viewing strictly by appointment**

Property Ref: DUY250103

**Residential & Country**

33 Molesworth Street, D02 CP04  
+353 (0) 1 618 1300



Important Notice: Savills, its 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, photographs 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. *powered by* **FluoPro**