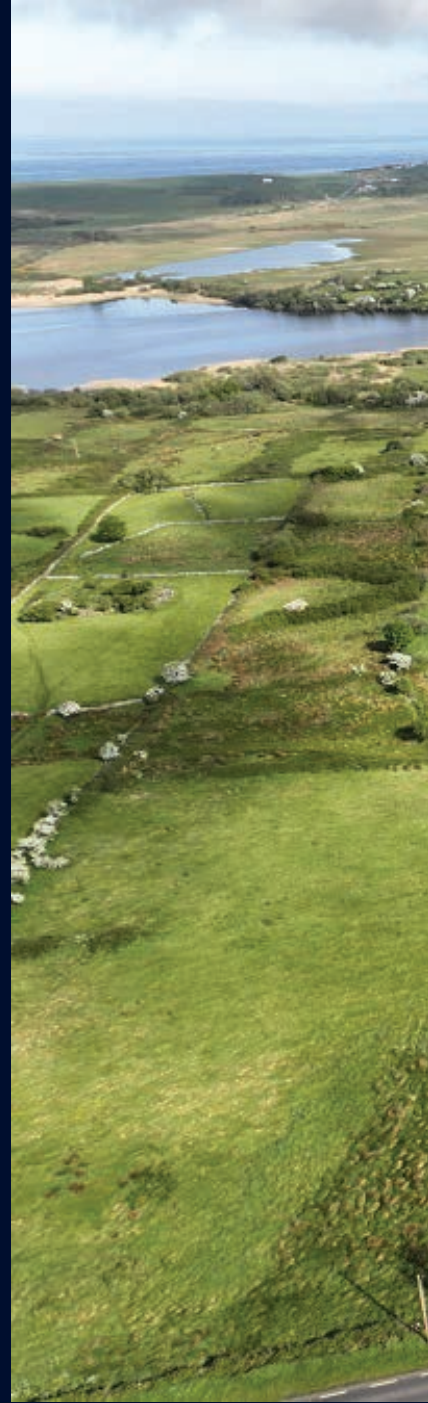


HARBOUR

VIEW

Resort

BUNDUFF, CLIFFONEY, CO. SLIGO



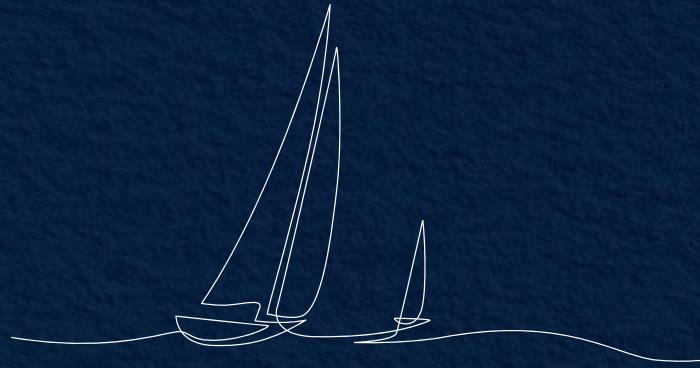


HARBOUR VIEW *Resort*

**OPPORTUNITY TO ACQUIRE A SUPERB
TURNKEY INVESTMENT OPPORTUNITY
COMPRISING 2 NO. 2-BEDROOM
APARTMENTS, 7 NO. TERRACED HOUSES
AND 1 NO. 7-BEDROOM DETACHED HOUSE**

Previously in use as a leisure destination for the tourism market due to its prime location on the Wild Atlantic Way.

Spectacular views overlooking Classiebawn Castle, Bunduff Lough, Mullaghmore and the Atlantic Ocean.



The Opportunity

- Harbour View Resort is being offered for sale by Private Treaty through TDL Horizons and Sean O'Boyle Auctioneers Ltd
- Turnkey Investment Opportunity comprising 10 residential properties; 9 number terraced houses plus 1 number 7-bed detached house
- Well maintained development incorporating landscaped areas, parking, tennis court, playground and ancillary office / storage accommodation
- 8 units available with vacant possession and 2 units occupied
- Established business with significant potential in the heart of Yeats Country
- 4km from Mullaghmore, 11km south of Bundoran and 25km north of Sligo town
- Endless choice of beaches to include Mullaghmore, Streedagh Beach and Bundoran
- Streedagh Beach is a Special Area of Conservation and the site of several Spanish Armada shipwrecks
- A superb base to explore the northern stretch of the Wild Atlantic Way. It's rugged beauty, scenic views, golden beaches, islands, mountains and a beautiful array of wildlife





Location

HarbourView Resort is located on the N15 between Sligo and Bundoran at the foot of the Darty Mountains. Located in an area of stunning natural beauty, with panoramic views out over Mullaghmore Harbour and the rolling countryside of North Sligo & Donegal. Ocean views from the site are spectacular.

The resort lends itself to offer a unique location from a residential perspective and also for holiday and leisure use. The location itself offers outdoor activity ventures and holidays to include; hill walking, surfing, kayaking, fishing, mountain climbing and golf including wonderful countryside walking trails. Popular with the most experienced surfers who come from all over the world to experience the high waves unique to Mullaghmore. There is a long tradition of holiday-home makers in this area.

Sligo

Sligo town is a vibrant urban centre. Against the backdrop of Benbulbin, Knocharea, the Ox Mountains and the Wild Atlantic Way, Sligo is fast becoming an enviable location to live and work. With two, third level institutions, St Angela's College and the Atlantic Technological University, Sligo offers graduates support in the growth of business and industry in Sligo. With quality employment through a mixture of international and indigenous companies, Sligo offers an affordable lifestyle with a rich natural and cultural environment, and strong work-life balance.

Bundoran

Bundoran, a bustling seaside town, is also renowned as a surfing paradise and as Ireland's No. 1 Surf Capital. With stunning coastal walks on the famous Roguey Cliff Walk, overlooking the Wild Atlantic Way, to Bundoran's traditional tourist attraction – the Fairy Bridges and Wishing Chair. Bundoran is a hive of activity from Sea Sessions music festival every year to activities such as Waterworld, Bundoran Adventure Park with its fairground atmosphere and carnival rides, to indoor amusements, bowling alley and 6 screen multiplex.



HARBOUR VIEW *Resort*



BALLYSHANNON

N15

N3

BUNDORAN

Tullaghan

KINLOUGH

Lough Melvin

Aghavoghil
Bog

BUNDUFF

Cliffony

N15

Ballintrillick

GRANGE

N15

N16

Rosses Point

MANORHAMILTON

N16

N16

SLIGO

Strandhill

Lough Gill

The Resort

10 SELF-CATERING

UNITS

9 TERRACED HOUSES

- 6 x 2-bed mid terrace houses
- 2 x 2-bed end of terrace apartments
- 1 x 4-bed end of terrace house

1 DETACHED HOUSE

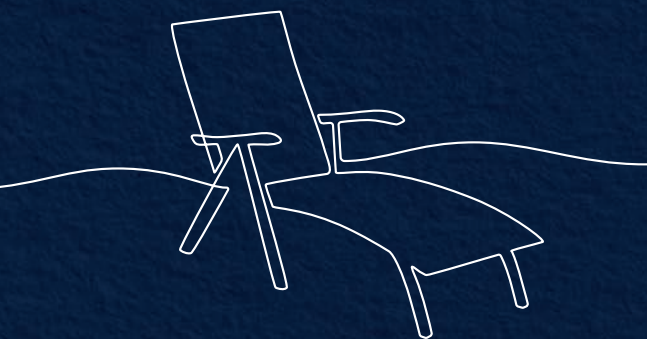
- 1 x 7-bed detached house

UNIT	DESCRIPTION	BER	(GIA) APPROX. SQ.M	(GIA) APPROX. SQ.FT.
No 1 Harbour View	Top Floor Apartment 2-bed and 1 bathroom	C2	56	603
No 2 Harbour View	Ground Floor Apartment 2-bed and 1 bathroom	C3	56	603
No 3 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	65	700
No 4 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	64	689
No 5 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	64	689
No 6 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	67	721
No 7 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	65	700
No 8 Harbour View	Mid Terrace House 2-bed and 1 bathroom	C1	66	710
No 9 Harbour View	End of Terrace House 4-bed all ensuite with study on ground floor and WC	C1	140	1507
Detached House	Detached House 7-bed, 1 ensuite, 2 bathrooms with jacuzzi bath and 1 WC. Large sunroom with wood pellet stove and views overlooking Mullaghmore and Classibawn Castle. 2 no. living rooms, bespoke kitchen and utility room.	D1	241	2594

*Please note the above areas are on a GIA basis and an approximate measurement.

All houses are finished to a standard self-catering finish comprising open plan kitchen / living areas, open fires, bathrooms, access to front and back with parking, with gas fired central heating supplied from a bulk tank.

The detached large residential house is finished to a superior standard with a bespoke kitchen including granite worktop, utility room, large sunroom, two reception rooms, private landscaped gardens front and back, wood burning stove and oil fired central heating, 7 number bedrooms, (5 x double, 2 x single, 1 en-suite) and 2 Bathrooms & 1 WC.





THE DEVELOPMENT ALSO BENEFITS FROM:

- Playground
- Tennis Court
- Laundry room
- Changing Room/Shower Rooms – now in use as ancillary storage accommodation
- Boat Shed with storage at first floor level
- Set on approximately 4.5 acres of land

Opportunity

More recently the resort has been in use for short-term residential use. Located on the N15 between Sligo and Bundoran at the foot of the Darty Mountains, the development is only 25km north of Sligo town.

A vibrant urban centre, Sligo offers quality employment by a mixture of international and indigenous companies, with the benefit of a rich natural and cultural environment.

Given the existing lack of supply, demand for well-located rental product is currently very high.

Mullaghmore is renowned for its beautiful coastal walks on Mullaghmore Head, the quaint Harbour and Mullaghmore beach. Boasting views which include the charming and famous Classiebawn Castle, the Donegal Coast and the spectacular mountain ranges of North Sligo.

This is the heart of Yeats Country and truly the jewel in this spectacular coastal region.

In recent years Mullaghmore has become the ultimate surfing destination for professionals and the most elite surfers, given the magnitude of the waves.

RESIDENTIAL POTENTIAL

- Potential market rent for 2 bed house in excess of €850 per month per month

TOURISM POTENTIAL

- Only 4km from Mullaghmore and 11 km south of Bundoran, the resort originally catered for the tourism market. Harbour View is a prime location to offer a destination holiday, offering spectacular landscapes, with the unique selling point of being able to offer a 'cluster style' of accommodation to the group market.
- Potential market rent for short term let to the tourism market for 2 bed house €850-€1,000 per week peak season
- Potential market rent for short term let to the tourism market for the large detached houses €2,450 per week or €350 per night peak season



FURTHER INFORMATION

BER

BER Reports available upon request.

FURTHER INFORMATION

TDL Horizons and Sean O'Boyle Auctioneers Ltd have been appointed as exclusive joint agents to offer for sale, HarbourView Resort, on a private treaty basis. All communication and enquiries should be submitted to the team below.

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HARBOUR
VIEW
Resort