

FOR SALE BY PRIVATE TREATY



LOUGH
ERNE

RESORT



On the instructions of Mr John Hansen and Mr Stuart Irwin,
KPMG, Joint Administrators of Castle Hume Leisure Ltd.
(as agents of the company without personal liability)



CBRE | Hotels



The stunning upscale Lough Erne Resort is the ‘Jewel in the Crown’ of the beautiful Fermanagh Lakelands Region, at the gateway to the Northwest of Ireland. Located on it’s own peninsula and basking between the breathtakingly beautiful shorelines of Lough Erne and Castle Hume Lough, this purpose built Resort was developed in 2008, with the feature golf course designed by the legendary Ryder Cup hero, Sir Nick Faldo. Venue for the G8 World Leaders Summit in June 2013, this magnificent resort offers a purchaser a truly unique opportunity to further



establish it as one of the foremost conference, wedding, golfing and leisure destinations in Ireland & Britain. Through its early association with Rory McIlroy – now one of the World's top professional golfers – the Lough Erne Resort gained immediate high profile recognition throughout the golfing world and a trip to this fantastic resort is now on the 'Bucket List' of every golf tourist across the globe.

CBRE Hotels has been appointed by the Joint Administrators

Mr John Hansen and Stuart Irwin of KPMG, to bring this very prestigious and very highly regarded Resort property to the market, for immediate sale by Private Treaty. The Lough Erne Resort is being offered with vacant possession and, as it is eminently brandable, it should appeal to a very broad section of the market – hoteliers, hotel & resort operators, larger international groups, golf tourism promoters and entrepreneurial investors.

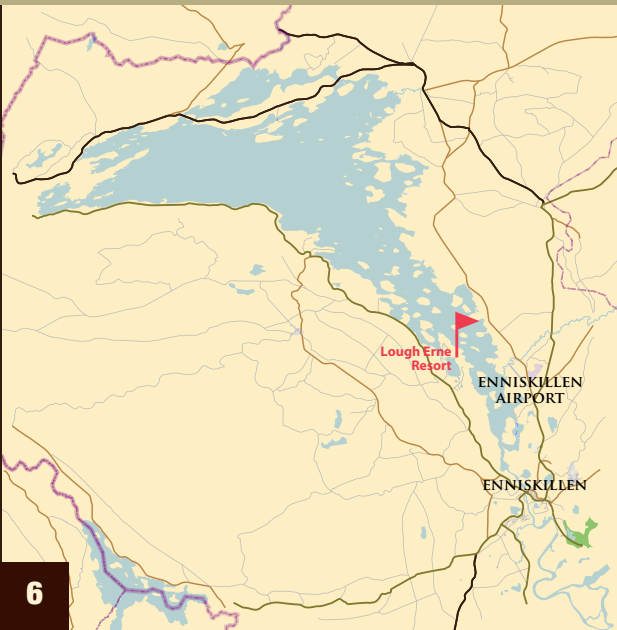


- NORTHERN IRELAND'S MOST HIGH PROFILE RESORT DESTINATION, CONFERENCE, LEISURE AND WEDDING VENUE
- VENUE FOR THE G8 WORLD LEADERS SUMMIT 2013
- UNIQUE BRANDING OPPORTUNITY – OFFERED WITH VACANT POSSESSION AND UNENCUMBERED BY BRAND OR MANAGEMENT
- EXCEPTIONAL LOCATION WITH MULTIPLE REVENUE GENERATORS FROM GOLF, WEDDINGS, CONFERENCE, FUNCTIONS, THAI SPA, LEISURE BREAKS AND SPECIAL EVENTS
- TOTAL SITE AREA OF 345 ACRES (139.7HA) - EXCELLENT FURTHER DEVELOPMENT POTENTIAL



The Castle Hume Golf Course which was first developed in 1991 was acquired in 1999. The adjoining lands were acquired in subsequent years and work began on the Lough Erne Resort development in 2005. The Hotel and 25 Loughside Lodges were fully completed and opened for business in September 2007. The first 9 holes of the signature Faldo course were open for play in 2008 and the full course opened in late 2009. The Resort was completed in stages between 2007/2009 at a reported cost of c.stg £35m – and the property and facilities have been extremely well maintained since and are in excellent condition throughout.





The only Resort in Ireland that can be accessed directly by seaplane.

Distances in miles from:

Belfast	83
Enniskillen Airport	10
Dublin	108
Donegal	30
Sligo	42
Cavan	28



“I hear lake water lapping with low sounds by the shore . . .
I hear it in the deep heart’s core.”

WILLIAM BUTLER YEATS

RESORT PLAN & SITE LOCATION





Loughside Lodges

These 25 lodges are located beside the Resort hotel, most of them with direct access to the lakeshore and all of them with excellent lake views. These lodges are part of the hotel's accommodation stock and enjoy the same care, service and attention from the hotel team as those rooms in the core hotel building. The lodges are of varying designs, most with very attractive and distinctive turret clad roofs and others are of more traditional Irish style. 14 of the lodges have two separate bedrooms and 11 are much larger with three bedrooms.

Fishing & Shooting Rights

Castle Hume Leisure Ltd (in Administration) has exclusive fishing & shooting rights over Castle Hume Lough for a term of 99 years from 1st November 1927.

Awards

2010 Golf Resort of the Year – Irish Golf Tour Operators Association.

HOTEL DESCRIPTION



- 5 STAR HOTEL WITH 120 SUPERBLY APPOINTED BEDROOMS – 59 IN THE HOTEL BUILDING AND 61 IN THE ADJACENT LODGES
- 2 CHAMPIONSHIP 18 HOLE GOLF COURSES – THE ENTIRE RESORT IS ON C.345 ACRES
- MAGNIFICENT THAI SPA WITH 9 SEPARATE TREATMENT ROOMS
- 25 GOLF VILLAGE HOLIDAY HOMES – MIX OF 3/4/5 BEDROOMS – 3 COMPLETED AND 22 SUBSTANTIALLY COMPLETED
- SIGNATURE COURSE DESIGNED BY SIR NICK FALDO – RYDER CUP RECORD HOLDER WITH 11 CONSECUTIVE APPEARANCES
- THE LOUGH ERNE GOLF ACADEMY – STATE OF THE ART PRACTICE AND TUITION FACILITY



The Lough Erne Resort Hotel

Set against the majestic lakelands and rolling drumlins of Fermanagh, the main hotel building presents an eye-catching mix of turrets and castellated walls. The stunning interior layout is cleverly designed to sweep the guest along the lakeshore and provide panoramic and breathtaking views across the lake from the beautifully appointed ground floor restaurant, bar and lounges.

Guest Bedrooms & Suites

The Resort provides a wonderful array/variety of bedroom accommodation with 120 luxurious rooms and suites divided between the classic 5 star hotel and the turret clad adjacent lodges, offering the guest the choice of stylish bedroom surroundings and superb lakeside or courtyard views. Guestrooms are a triumph of understated elegance, decorated with specially woven fabrics, Irish Linen and specially commissioned furniture.



Restaurant & Bar

Several dining options are available at the Lough Erne Resort with the Catalina Restaurant offering a fine dining experience, the Loughside Bar & Grill more casual all day dining and the Garden Hall providing a peaceful and tranquil setting to take in the stunning views out over the Lough and enjoy a relaxing afternoon tea at your leisure. The Blaney Bar offers the connoisseur over 101 Irish Whiskies and out on the Resort, the Halfway House is invitingly positioned just behind the ninth green offering tasty snacks to peckish golfers.



Conference & Banqueting

A most sought after and popular wedding, conference and function venue, the Lough Erne Resort provides 6 dedicated conference and event rooms, all with natural daylight and with the main suite, the Ross Room, having a capacity for 400 delegates & guests. The Fermanagh suite has a unique rooftop terrace ideal for private receptions. The Loughside Suite is located in the Faldo course clubhouse and offers a perfect and tranquil setting looking out over Castle Hume Lough and the first tee of the signature course.



Thai Spa, Infinity Pool, Thermal Suite & Leisure

The first and only authentic and wholly Thai Spa in Britain and Ireland and using traditional Thai Therapies and Thai made Ytsara products. Beautifully presented with 9 special treatment rooms, 14 metre Infinity Pool, Sabai Relaxation Room, Light Therapy Sauna, Crystal Aroma Steam Room & Thermal Suite.





Golf Village

There are a total of 66 three, four and five bedroom self catering holiday homes in the Golf Village, which is located at the southern end of the Resort between the Castle Hume and the signature Faldo golf courses. Of these, 41 have been sold to individual investors and the remaining 25 are owned by the Resort and included in the sale. Three of these 25 units are fully finished and the remaining 22 are substantially complete. When complete, they can be used by the Resort as ancillary hotel or self catering accommodation - ideally suited for rental to larger golfing groups - or sold off to individual investors as and when this market opportunity presents itself.

Planning consent for further development

Full planning consent is in place for a further 19 similar units in the Golf



Village complex - which will further add to the Resort's exciting variety of available accommodation - and there are further pockets of potential development in various other parts of the Resort.

Castle Hume Course & Clubhouse

The Castle Hume course was first developed in 1991 and, since then, has hosted the Ulster PGA Championship on 5 separate occasions. The spacious two storey modern **Castle Hume Clubhouse** offers exceptional views out over this championship 18 hole course, with a large Bar & Restaurant, changing rooms and fully fitted catering kitchen.



Faldo Course, Clubhouse & Halfway House

The Resort's signature **Faldo Course** provides a truly sensational golfing experience and is already ranked within the top 100 courses in Britain & Ireland, as rated by the prestigious Golf Monthly Magazine in 2010. Situated along the Lough Erne and Castle Hume Lough's stunning shoreline, the Resort's signature course has water in play on 11 of the 18 holes. Through it's early support and association with Rory McIlroy, the Faldo Course came quickly to world prominence, in golfing terms.

The plush **Loughside Clubhouse** is located just north of the hotel and is fitted out to the very same exceptionally high standard as the main hotel building. The facilities include a members and guests lounge, a large conference room on the first floor, changing rooms, pro shop and it is fully self contained with it's own catering facilities.

“I’ve played golf on every continent and I can honestly say that I am overwhelmed by the location and beauty of the Lough Erne Project” SIR NICK FALDO, COURSE DESIGNER



The **Halfway House** is located behind the 9th green and offers light refreshment to golfers during their round.

Lough Erne Academy & Driving Range

The state of the art Lough Erne Academy is located beside the Resort’s well equipped and laid out driving range and is a superb practice and tuition facility.

The Faldo Series

Lough Erne hosted the prestigious Faldo Series Grand Finals between 2010 and 2012 and past winners include a young Rory McIlroy.

The Lough Erne Challenge

The Faldo Course was formally opened in July 2010 with the inaugural Lough Erne Challenge, a televised golf match between four Irish champions, Rory McIlroy, Padraig Harrington, Darren Clarke & Shane Lowry, who between them have won 6 Majors in the last 5 years.



CBRE | Hotels

Sole Agents

For further information please contact CBRE

Paul Collins +353 1 618 5592
paul.collins@cbre.com

Dermot Curtin +353 1 618 5539
dermot.curtin@cbre.com

Owen Pritchard +44 207 1823963
owen.pritchard@cbrehotels.com

Brian Lavery +44 2890 4385555
brian.lavery@cbre.com

www.cbre.ie

Services

The resort is connected to mains electricity, water and sewage. Heating is provided by gas fired LPG with a back up oil system. There is air conditioning throughout all the public areas and the resort also has a standby generator.

Title

The property is held part freehold/part long leasehold – full tenure details available in the confidential Data Room.

Process

Lough Erne Golf Resort is being offered for sale by private treaty and offers are invited for the freehold of the property and the business, as a going concern. Best Bids Date – Thursday 13th June 2013.

Further information on this opportunity and full details of the Resort's recent trading performance are available in the confidential Data Room section of this website. Access to the Data Room will be made available upon return of a signed Confidentiality Agreement (CA) which can be downloaded from this website. All signed CA's should be sent by fax, post or email to the CBRE Hotels contacts listed to the left.

The Lough Erne Resort is priced to sell and CBRE Hotels are suggesting – as a guideline - that they are seeking offers in the region of stg£10m.

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:-(i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.