The Derryad Country Park

A Four Seasons Hideaway Leisure Resort

A 5 star eco development project with up to 30 cottages. Lakeside restaurant & marina on the shores of Upper Lough Erne. At Shanaghy Bay Derryad, Lisnaskea, Co Fermanagh, Northern Ireland

(With full planning permission first house built live and ready to go!)

Culture • Water • Peace • Nature • Leisure • History • Fun • Scenery • Food
Ireland’s vast Inland Waterway system...
Cruising North ... South... East. West...

Set your own course of discovery...
... from the Derryad Country Park
Céad Míle Fáilte

One hundred thousand welcomes to The Derryad Country Park & Marina Lisnaskea

An ideal base to stay ashore or cruise along majestic Lough Erne or take a 300 mile Voyage from Belleek to Limerick through Ireland’s largest lakes, majestic rivers, scenic loughs and beautiful canals along the Erne Shannon waterway river Shannon, then south east into the Grand Canal & Barrow navigation system and the future opportunity to cruise along the soon to be reopened old Ulster canal linking Lough Erne via Monaghan & the Blackwater river to Lough Neagh Then the lower Bann, downstream to Coleraine & the causeway coast. Phase 1 of the new ulster canal, Wattle bridge to Clones Co Monaghan Construction is soon to commence...

Explore the lakes, rivers & canals of Ireland, Europe’s premier inland cruising ground

www.derryadcountrypark.co.uk

A Four Seasons Hideaway Leisure Resort
Welcome to Ulsters Treasured Lakeland Region

Imagine a place far from the madding crowd. A place where sheep and cattle graze on lush green hills rolling down to a sleepy lake of secrets coves and wooded islands. A waterway so big you could sail for days and still not have seen half of it.

No Juggernauts, no jets and no jangling radios. Just purple mountains, pure air and wide open spaces.

A place where people say “Welcome!” and mean it. If you think such a place does not exist, then come to Derryad Country Park... and explore the Fermanagh Lakelands and judge for yourself ...

Fermanagh Lakeland & Irelands Inland Waterways

Warmed by the gulf stream and Atlantic winds, in the southwest corner of Ireland’s ancient province of Ulster, lies a land of winding lanes and patchwork fields that families have farmed for generations. Dotting the landscape are castle ruins and historic monuments, some dating back to the Stone Age. The Magnificent lakes, rivers and streams of the Erne Valley are world renowned for coarse and game fishing alike - waters covers almost a third of the county. Fermanagh is also a paradise for nature lovers too as much as for anglers. It’s vast moorlands, wetlands and forests are a refuge for birds and wildlife of great diversity such as herons, kingfishers, deer, goats, red squirrels, otters, pine martins, hedge hogs, badgers and bats to name but a few.

However this is no primitive outback, You are never far from good shops, good food and good company. The Lakeland’s modern tourist amenities and mild climate make it an Arcadian paradise for local & international visitors of all interests and all ages - throughout all four seasons.

The Derryadd Country Park
How to get to
The Derryad Country Park

Welcome... “céad míle fáilte”
It’s so easy to get here ... you’ll wonder why the crowds still haven’t found it

From major European & UK cities it is a short 1-2 hour flight to Dublin or Belfast on one of the frequent daily low-cost flights. At the airport, hire a car for a leisurely two-hour drive to Derryad. Facilities at St. Angelo Airport Enniskillen for private/corporate aircraft only 15 miles to the North West by road. If you’d rather bring your own car, drive on to a ferry port in France, England, Wales or Scotland.

Then, it’s a short hop across the Irish sea to Rosslare, Dublin, Belfast or Larne. M1 Motorway to Dungannon, A4 to Maguiresbridge, A34 to Lisnaskea. Opposite the Methodist Church, turn right onto the B127, sign-posted Derrylin. After 2 miles, leave the main road at Drumgiff crossroads continuing straight on to a minor road sign-posted to Derryad Quay. The Country Park is on the right, opposite the listed thatched cottage, less than 2 miles on down the Derryad road, towards the quay.

From Dublin follow the N3 via Cavan, Belturbet to Derrylin and onto the A509 then turn left on to the B127 over Trasna Island past the Share Centre onto Drumgiff crossroads take a right to Derryad.
A Boating Paradise

The Erne Waterways is an intriguing region with boating & angling in abundance ... with History and folklore at every turn of the river

Why not hire a cruiser from “Derryad Marine” and explore Lough Erne? It is over 50 miles long, and the new canal link to the River Shannon now offers cruisers the opportunity to sail the most extensive scenic navigable inland waterway in Europe. Derryad’s superb facilities, make it the ideal place to moor your boat for a night...or a decade and enjoy the Lake District not yet discovered.

Game, Coarse & Sea Fishing Unlimited

The Erne and the rivers and small lakes in Fermanagh and Cavan, boast some of the best coarse fishing waters in the world. The famous tackle shop Emersons in Lisnaskea sell everything an angler might need, and offers expert advice. We organise fishing breaks and expeditions throughout the year, including game-fishing trips to Lough Melvin and the Lower Erne.

Imagine the thrill of catching the new year’s first salmon! For those with a taste for the ocean wave, we arrange regular Atlantic sea-angling trips to places / like Killybegs or Mullaghmore and charter the Meridian 38ft sea-angling craft with experienced skipper Brian McG based in Killybegs, Co Donegal.

Derryad’s International Fishermans Village

Derryad is the perfect base for all anglers during all four seasons of the year. Our varied winter programme of events includes clay-pigeon shoots and special expeditions for wild duck, pheasant and grouse. A knowledgeable guide will lead small groups along the shores of the lake for wild duck or through forest trails and across Fermanagh’s vast unspoilt moorlands and uplands for pheasant, woodcock or snipe.

Golfing Trips - Spoilt for Choice

Within 30 minutes’ drive are no fewer than 6 superb golf courses including excellent 18 hole championship courses at Slieve Russell Hotel, Ballyconnell, Enniskillen Golf Club and The Lough Erne Golf Resort. There are also excellent links courses in South Donegal, just over an hour away, to the North West.

“There is nothing”, said Ratty solemnly, “absolutely nothing half so much worth doing as simply messing about in boats” (Extract from “The Wind in the Willows”)

The Derryadd Country Park
What is there to do at Derryad?

Activities at The Derryad Country Park “The possibilities are endless”

Golf and archery. Pony trekking and wind surfing. Swimming and tennis. Or hire a boat or bike for the day, and set off to explore with a picnic. The Share Centre, nearby offers tuition for activities such as dinghy sailing, water-skiing and canoeing. Our fascinating woodland nature-reserve is full of birds and wildlife. In its adventure theme park, kids of all ages will enjoy endless hours of fun on slides, swings, assault courses and rope ladders over safe wood shavings. There is even a lookout tower in the trees and an all-weather wooden play chalet. In the evenings, dinner-dances and “theme nights” of the Irish music in Derryad Country Hotel introduce guests to local culture in a varied and stimulating programme of special events.

Walking... canoeing... cycling... sailing... cruising...

The Ulster Way, one of Europe’s most attractive long-distance footpaths, is just minutes away as is the Kingfisher Cycle Trail, along the forest parks, lakeside walks, heather-covered hilltops and acres of moorland dotted with mountain lakes. The Cullcagh Geo Park and Marble Arch Caves are less than 30 minutes to the west. A land unsurpassed, a land of timeless beauty, a land you can now discover for yourself.

Devenish Island on the banks of Lough Erne

The most important ecclesiastical site in Fermanagh, was established as a monastic settlement in the 6th Century by St. Molans. Later in 457 being attacked and burned by the Vikings.

Special Guided sightseeing Tours

We organise guided tours to all of the Lakeland’s many fascinating attractions and scenic areas like the Atlantic coastlines of south Donegal and Sligo. All tours are hosted by a local historian and naturalist, fluent in German and French, including Barry Flanagan of Erne Water Taxi Tours.

www.derryadcountrypark.co.uk
The Derryad Country Park
International Fishing Centre

Full planning permission granted for up to 30 lakeside Cottages, ranging in size from 2-4 bedrooms.

Excellent opportunity to establish a new five star international fishing centre in Ulster’s Lakeland.

Full planning Permission granted for a licensed lakeside restaurant, shop and marine services building.

Future potential of developing a 3 / 4 star Country House Hotel located on a suitably vacant and elevated site at the heart of the Derryad Country Park development with magnificent views of Knockninny and Benaughlin Mountains (*Subject to Planning Approval*).

A great opportunity to now establish a new luxury 5 star (eco green) self-catering cottage complex and marina, hire cruiser base, lakeside bistro, marine services and “Country House Hotel. All set within a scenic 20 acre lakeshore site on the southern shores of Shanaghy Bay at Derryad, Lisnaskea, Upper Lough Erne, Northern Ireland.

For Further information please follow through on all the detail of the proposed Derryad Country Park and International Fishing Centre contained within this concept/ promotional brochure.

For live video visit www.derryadcountrypark.co.uk

The Derryad Country Park guide price set in the region of £375,000

SELLING AGENTS Templeton Robinson, Belfast and Montgomery Finlay & Co, Enniskillen

CREHAN ISLAND SELLING AGENTS Eadie McFarland, Enniskillen and Templeton Robinson, Belfast

www.derryadcountrypark.co.uk
The Derryad Country Park

A 5 Star Eco Development Project

The Derryad Country Park... Accommodation

Woodford Lodges

Finn Cottages

Creeve Chalets

Cladagh Apartments

www.derryadcountrypark.co.uk

A Four Seasons Hideaway Leisure Resort
Set on the shores of Upper Lough Erne... Ulster's Lakeland

The five star - Derryad Country park concept with full planning approval
Set on the shores of Upper Lough Erne... Ulster’s Lakeland
5 Star Derryad Marina

Sewage Treatment Works - Bio Green Sewage Treatment Works

Sewage treatment shall be undertaken at a state of the art high output bio green process plant with totally treated pure liquid material piped along the new navigation channel into the main lake and flow just south of the new Lady Craigavon Bridge - Leading to Trasna Island.

80 Boat Marina

An 80 boat marina, located within a secure and safe excavated harbour on the foreshore with floating pontoons, static jetties and a pump-out sewage system. *Fuel, water and basic provisions are available from the Derryad Services Centre.

Private Slipway, Car and Boat Park

*There is a private slipway, car and boat park. The marina harbour entrance has a break water and a ½mile well marked 24/7 navigation channel leading south west through Shannaghy Bay into the main lake, just south of the Lady Craigavon Bridge and North of Inish Wrath Island, with its Victorian mansion.

IMPORTANT NOTE Parts of Shannaghy Bay can be shallow especially at very low summer water levels.

*However The lake bottom is soft mud with no rocks and the set out 16 mt wide navigation channel shall provide a minimum depth of 1.2 metres even during low summer levels.

Extensive remodelling and hydrographic surveys carried out during the planning and engineering design stages have determined a safe navigation route via navigational markers from the main lake into the Marina entrance.

The approved Marina could be reduced in size to allow it to be run by a suitable separate operating company commanding rates in the region of £150 per metre, per annum for each craft.

The Derryadd Country Park
The Derryad International Fishermen’s Village and Leisure Complex

Our self-catering leisure village of traditional Irish cottages, (4 house types), will appeal to everybody who enjoys the freedom to come and go as they please within a high quality gated development on the south eastern shores of Upper Lough Erne.

Families, in particular and those with young children, will find this a great safe way to take a holiday break. Of course the Derryad International Fishermen’s Village is an ideal base for the discerning fisherman or fisherwoman. We can even give you the free use of your own fishing boats – with lots of space to store your tackle, lifejacket & ecogreen motor.

The Derryad Country Park Cottages...

Planning approval has been granted for four different 2, 3 and 4 bedroom house types including the one and half storey feature “Kingfisher Lodge” building at the site entrance.

With the benefit of NITB Advise a 5 star accommodation rating can easily be achieved through increased thermal efficiency, solar roof panels, rainwater harvesting etc. Such updated design features in conjunction with the improved and more efficient use of the internal layouts will achieve Code 4 Energy rated accommodation status.

Early discussions with the local Councils planning department will enable any design changes to be met with approval by local planning consultant Ken Moore- Studio forty four, Enniskillen who is familiar with the project is willing to advise on the overall planning potential of the Derryad Holiday Development concept.

www.derryadcountrypark.co.uk

A Four Seasons Hideaway Leisure Resort
If you do not own your own boat, why not hire a cruiser or day boat from Derryad Marine. You do not need years of experience – as our professional staff will show you the ropes. There is even a cruiser training video and manual to help you know your bow from your stern!!

Cruise Europe’s most extensive inland waterway system throughout the island of Ireland... Far from the madding crowd

Upper and Lower Lough Erne are fifty miles long, from Belleek to Belturbet, and Derryad is the ideal base from which to explore it. If this is your first visit, you will wish to explore Lough Erne and discover for yourself its unspoiled tranquility, scenery and wildlife. On a later trip, perhaps you may choose to sail south. Just a few miles upstream is the start of the Ballyconnell–Ballymore canal/ Erne Shannon link.

Now there is the opportunity of cruising along the most extensive navigable inland waterway in Europe, and perhaps its most beautiful and unspoil region (maintained & promoted by Waterways Ireland).

From the Erne through the Erne Shannon canal via Leitrim village into the tranquil 140 mile long river Shannon, sail past yellow and green water-lilies, majestic swans and sleepy little hamlets. Through spectacular lakes like Lough Ree and Lough Derg all the way to the Atlantic, at the Shannon estuary or the Irish Sea, via the Grand Canal, at Dublin. (Most hire craft may not enter the Grand Canal or sail south of Killaloe to Limerick).

The waterways experience is simply unforgettable! Derryad Marine can even offer a unique one-way hire service to make it even more convenient. You may hire one of our Luxury cruisers, and drop it off a week or two later at our base at Carrick-on-Shannon in Co Leitrim, or, if you prefer, do it the other way around. We even provide road transport to take you back to your car safely parked at our Derryad or Shannon bases.

Derryad Marine’s hire-cruiser fleet (third party franchise operation)...

Our main hire fleet is based at Derryad marina. Crews have full access to fuel, toilets, showers, shopping, bar and restaurant on the south eastern shores of the bay.
Proposed types of Cruisers for hire: at Derryad Marine

We have two classes of luxury cruisers, both types are fully equipped with all you need to make your trip safe, enjoyable and trouble free. Each boat is fitted to highest standards of accommodation and safety very easy to control safely from the helm.

**GAD Class**
A Standard Cruiser 8-9m long with 4/5 berth family accommodation

**Crom Class**
A Luxury Cruiser 10-12m long with 6/8 berth luxury accommodation

Day Boat Hire... 8 man diesel-powered safe and stable 20ft craft with cuddy,

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**Standard Equipment**
- Comfortable berths, with full bedding and linen
- Electric lighting, central heating, hot and cold water
- Fully equipped galley with cooker, fridge, sink, utensils, cutlery, crockery, pots and pans & Microwave ovens
- Life-jackets and safety equipment
- TV, radio and depth sounder
- Shower, wash-basin and hygienic marine toilet (with ecogreen tank storage facility)
- Deck-gear such as anchors, fenders, ropes and boat hook
- Instructions, route suggestions, compass and maps, basic first-aid kit and Emergency equipment
- 12ft unsinkable tender with oars
- Good Storage space, throughout our modern craft.

**Hire Period**
Weekly, fortnightly, monthly, plus special out-of-season weekend/ mid-week deals. Popular two centre packages, (Week 1 self-catering cottage, Week 2 luxury self drive cruiser). Separate hire rate card available on request.

Provided by a Third party Franchise Operator... Also opportunities for 4 owner Luxury cruiser investment clubs at Denypad Marine Co.

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A Four Seasons Hideaway Leisure Resort
St Hublets Restaurant, Shop & Marina with full planning permission

The proposed Derryad Country House Hotel (A Phase II project subject to planning approval)
The Proposed Derryad Country Park Marina Services & Bistro, on Shanaghy Bay!

The approved concept features the Derryad Country Park Marina Services building which incorporates shop, toilets and bistro. Designed by the locally renowned architect Brian Cooke, this iconic building has the potential to be simply re-designed as an eco-friendly and sustainable building fit for modern day commercial purposes.

The Derryad Country House Hotel occupying a panoramic N. Westerly facing site at the country park

Set in lawns and gardens terraced down to the lake, the proposed future 20 bedroom country house hotel and spa is the focal point of the Derryad Country Park and Holiday Village. With fine westerly views over Shannaghy Bay to Knockninny and the Cuilcagh Mountains, its stunning elevated location would make it the ideal year-round base from which to explore the Ulster lakeland or simply get away from it all!

IMPORTANT INFORMATION

There is a suitable site to accommodate such a proposed new South Fermanagh 3-4 star boutique hotel, subject to planning permission – as an important key stone element within the overall 20 acre Derryad Country Park project. (Updated information & marketing research available on request.)

www.derryadcountrypark.co.uk

A Four Seasons Hideaway Leisure Resort
The Derryad Hotel Design

A special place to rest, relax and rejuvenate the body and mind through the four seasons of the year

Part single storey and part storey and a half, the building would follow the natural land contours, and integrate with its quiet/ scenic lakeside setting. Its vernacular design and external finish and decoration wood are also sympathetic to the architectural style of the overall Country Park design concept. Internally natural stone, wood and slate would be used to carefully create a nostalgic and homely atmosphere, with open fires, muted shades and water-colours of wildlife, angling, sailing yachts, mountain and lake landscapes.

The Derryad Country House Hotel Amenities

Friendly receptionists, fluent in German and French, welcome guests of all ages (including those with disabilities) from home and abroad with traditional Irish charm. céad míle fáilte, to all our guests from far and near.

Derrycree Restaurant and Lounge Bar...

Guests can relax, unwind and make new friends in front of a crackling log fire in the cozy lounge-bar, or unwind over a bottle of claret in our gourmet restaurant, offering Irish and international cuisine. At Derryad, dinner jackets are not required. Here the emphasis is on comfort, not formality.

The Derryad Country House Hotel Bedrooms

Each attractive bedroom has a beautiful view of the lake or woodland. Its en-suite bathrooms feature a Jacuzzi, full-length bath, shower, shaver point, toilet and twin wash-basins.* Comfortable king size adjustable beds, Freeview TV, Wi-Fi, trouser press, telephone and tea/coffee making facilities are standard. And, Of course, room service and a night porter are available. *There are also 5 self-contained apartments with kitchen and dining facilities within the overall hotel complex. (All Subject to planning permission & NITB/Fermanagh Lakeland Tourism support.)
The Derryad Country House (Boutique) Hotel

Great locally produced quality foods to tempt your taste buds... and your own private balcony... from which to relax, spot the wildlife & watch the sun go down... out to the west over Benaughlin mountain...
The Derryad Country House Hotel & Marina with Additional Amenities

The Hotel has an elegant conservatory and walled garden with Play Park. Children’s créche playroom and an evening baby-sitting service. Residents have their own private lounge, where they can watch TV, chat, or curl up with a book in a comfy arm-chair. Or just stare out at the swans, herons and natural beauty of Shannaghy Bay and watch the sunset – out in the west over Benaughlin Mountain.

Seating 120 people, the hotel’s large function room is the ideal venue for private conferences, dinner dances, and wedding receptions. The Business Centre provides guests with a useful service, including Wi-Fi, telephone, fax, photocopier and typing & printing services.

The Derryad Country Hotel has an excellent craft shop, stocking a fine selection of Irish giftware, clothing and paintings by well-known local artists.

Car parking – is no problem, with more than enough spaces for all hotel guests and visitors (Subject to phase II planning previously supported/approved by the NITB).

The Derryad Country Park

The many Sporting Facilities available at The Derryad Country Park

Guests at the Derryad Country House Hotel can choose from a wide range of outdoor and indoor activities including golf, fishing, sailing and pony-trekking. In addition to the use of two tennis courts and a heated swimming pool. The hotel also provides a well-equipped fitness suite. The junior members of the family can enjoy our supervised forest playground with indoor “woodland fun lodge”.

The Derryad Country House Hotel is a Phase II concept. This development project does not currently have planning permission for a small boutique hotel – or licenced bed & breakfast guest house, NITB & Lakeland tourism support would be subject to current research, directives and guidance on current accommodation market trends and consumer demand within the South Fermanagh & Lakeland regions.

Important Information For Serious Consideration

The above noted future hotel facilities are provided only by way of a proposed concept which could give an additional future dimension to the overall Derryad Country Park Development project Thus Providing Lisnaksea, Upper Lough Erne and South Fermanagh with a much needed 3 / 4 star boutique hotel, located midway along the Upper lake very close to Crom Castle National Trust Estate, the Erne-Shannon link canal and the soon to be reopened Ulster canal – Which when completed would allow passage from Upper Lough Erne to Lough Neagh and Lower Bann navigation via Clones/Monaghan and the Blackwater River west of the Moy, Co. Armagh.
Some pictures of the current 20 acre Derryad

Lake shore site, with full planning permission granted for a major 5 star holiday & leisure development project on the Upper Erne
The latest information on Derryad Upper Lough Erne

Derryad Country Park benefits from full planning approval and while granted in 1996 the overall scheme has been kept alive through the implementation and commencement of the approved project. This is therefore a unique opportunity for prospective developers as this type of tourist development located in the open countryside would be contrary to current planning policies.

The sale of this circa 20 acre site, with full planning permission now all ready to go, within a phased and updated development model. Will provide a unique opportunity for a suitable developer/investor or international consortium to acquire this valuable property & undertake a landmark 5 Star eco green project in a well considered and professional manner.

Important

The Derryad Lakeside Project, with Full Planning Permission, already granted & approved for a major development

Such an unique extant planning approval for this major tourist development project provides the catalyst for the further expansion and consolidation of this facility such as an hotel, additional self-catering accommodation and additional tourist amenities completely in line with current strategic planning policy.

While Upper Lough Erne carries many statutory environmental planning policy designations these can be used positively to ensure future development can be balanced to work with the natural environment. Early engagement and pre-application discussion with Fermanagh and Omagh District Council’s – planning Department is encouraged by prospective developers as this will greatly assist in smoothing and expediting the planning process where changes or modifications are sought.

www.derryadcountrypark.co.uk
Planning permission granted by The Department of the Environment application No. L/94/0336 Granted G. Hogg.
Date 27th Feb 1996. Original planning was for up to 42 units for holiday accommodation, marina & amenity block.
Agent B.C. Design Studio Enniskillen. Applicant The Derryad Holiday Development Co. Ltd Lisnaskea.
Errors & omissions are excluded.

For further information including original plans, concepts/layout. Please contact the appointed joint agents or independent planning consultants. Project being promoted by the Derryad Holiday Development Co. Ltd.

Crehan Island, Derryad also for sale
Price £85,000 - £90,000 visit www.crehanisland.co.uk
The Derryad Country Park

This unique and valuable lakeside development land extending to circa 20 acres at Shannaghy Bay, Derryad, Lisnaskea, Upper Lough Erne – with full planning permission for up to 30 cottages, a Lakeside restaurant, service complex and an 80 boat marina...is now being offered for sale together with The Derryad Holiday Development Ltd. Both locally, nationally and internationally.

With considerable interest expected in Ireland and further afield – An early expression of interest is highly recommended together with a site visit by road and from the lake.

Which can be arranged by the locally bases Derryad Holiday Development Co Ltd, who currently own and are promoting this valuable 5 star eco green project in Southwest Ulster.

The overall guide price is set in the region of £375,000

For further information please contact the jointly appointed agents: Templeton Robinson and Montgomery Finley & Co

www.derryadcountrypark.co.uk
For live video visit www.derryadcountrypark.co.uk

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All information presented in this brochure is provided in good faith & accurate as possible.

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