

FORMER PARK HOTEL

DRUMMULLAGH OMEATH CO. LOUTH

**RARE OPPORTUNITY TO ACQUIRE APPROXIMATELY 85 ACRES ON THE
PICTURESQUE SITE OF THE FORMER PARK HOTEL**



This potential development opportunity includes elevated lands overlooking Warrenpoint and Carlingford Lough, situated only 0.6 miles from the new Narrow Water bridge, currently under construction and due to be completed around 2027. Upon completion the Narrow Water bridge is expected to become a landmark of cross-border cooperation, significantly improving transportation lines and contributing to the region's economic and social development.

Guide Price: Offers around €2,650,000
Closing Date for offers: Thursday 26th June 2025

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Also at:- Armagh and Dundalk

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ THE PARK HOTEL- DRUMMULLAGH OMEATH



The Park Hotel is located in Drummullagh, Omeath, Co Louth on an elevated site with spectacular views over Carlingford lough and the Cooley and Mourne Mountains.

The existing hotel is located within the countryside, in an 'Area of outstanding natural beauty' identified as AONB 1 (Carlingford & Feede Mountains) from the Louth County Development plan the adjoining lower lands to the east are in an "Area of high scenic quality", AHSQ 1 (Feede Mountains and Cooley area). The site is within the designated "Historic Garden & designed landscaped", as per the Louth County development plan.

History of the Park Hotel, Omeath

The original house was constructed by John Obins Woods in 1860. In 1946 the house was purchased by the Dobbin family who opened it as an unlicensed hotel. Additional bedrooms were added, and a license was granted in 1953. The former coach house was renovated and converted to use as family quarters. In 1960s the hotel was expanded to provide a new function room and resident's lounge.

In 1992 the hotel was purchased by Colman Rooney. He extended the existing function room on the west side of the hotel.

In 2003 the hotel was purchased by the current owner who ran the hotel for several years, prior to submitting an application for a larger hotel.

In 2012 planning permission was granted for the demolition of the existing hotel and construction of a new 69 bedroom hotel with associated function room, restaurant, bar, staff accommodation, ancillary accommodation, solar panels, car parking and landscaping.

❑ LOCATION

Park Hotel: Approximate distance

Newry 6.1 miles

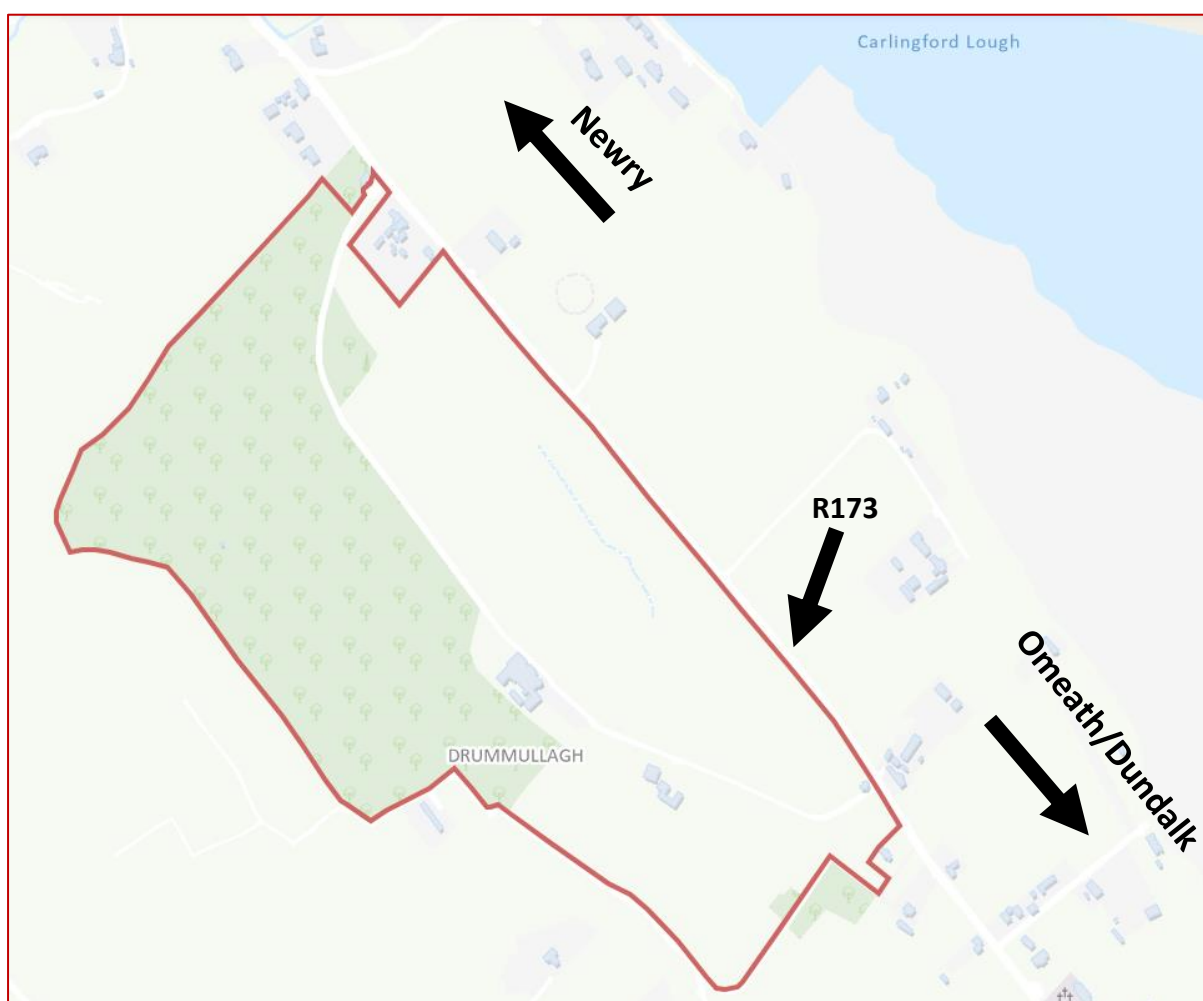
Dundalk 12.9 miles

Belfast 44.4 miles

Dublin 64.4 miles

Narrow Water Bridge (under construction) 0.6 miles

From Newry take the Albert Basin Road/ Fathom Line for approximately 4.6 miles, continue into ROI and proceed for 1.2 miles on the R173 and the subject property will be located on your right-hand side.



❑ FARMYARD & LANDS

In addition, there is a farmyard with a silo and lean too shed and stables.

Off the approximately 84.9 acres, approximately 39 acres are currently in woodland with approximately 9.5 acres grazing lands adjacent to the farmyard and fronting the road at the Omeath end.

The remaining lands between the Omeath road and the avenue extend to approximately 32 acres and has not been farmed in recent years. The former Gate Lodge located in the Southeast corner is not currently habitable but may have potential for a replacement (subject to planning).

❑ PLANNING

The most recent planning consent was approved in 2012 for the demolition of the existing hotel and construction of a new 69 bedroom hotel.

Drawings & elevations available upon request.

Intending purchasers are advised to seek their own independent advice on planning, should they so desire.



❑ SINGLE FARM PAYMENT

Single farm payment entitlements will not be included within the sale.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.



❑ VACANT POSSESSION

Vacant possession will be granted to the successful purchaser on completion.

❑ VENDOR'S SOLICITOR

Niall Breen & Co, 10 Roden Place Townparks, Dundalk Co. Louth A91 T8YK
0429332467
info@niallbreensolicitors.ie

❑ VIEWING

Lands- By inspection at any time

❑ GUIDE PRICE

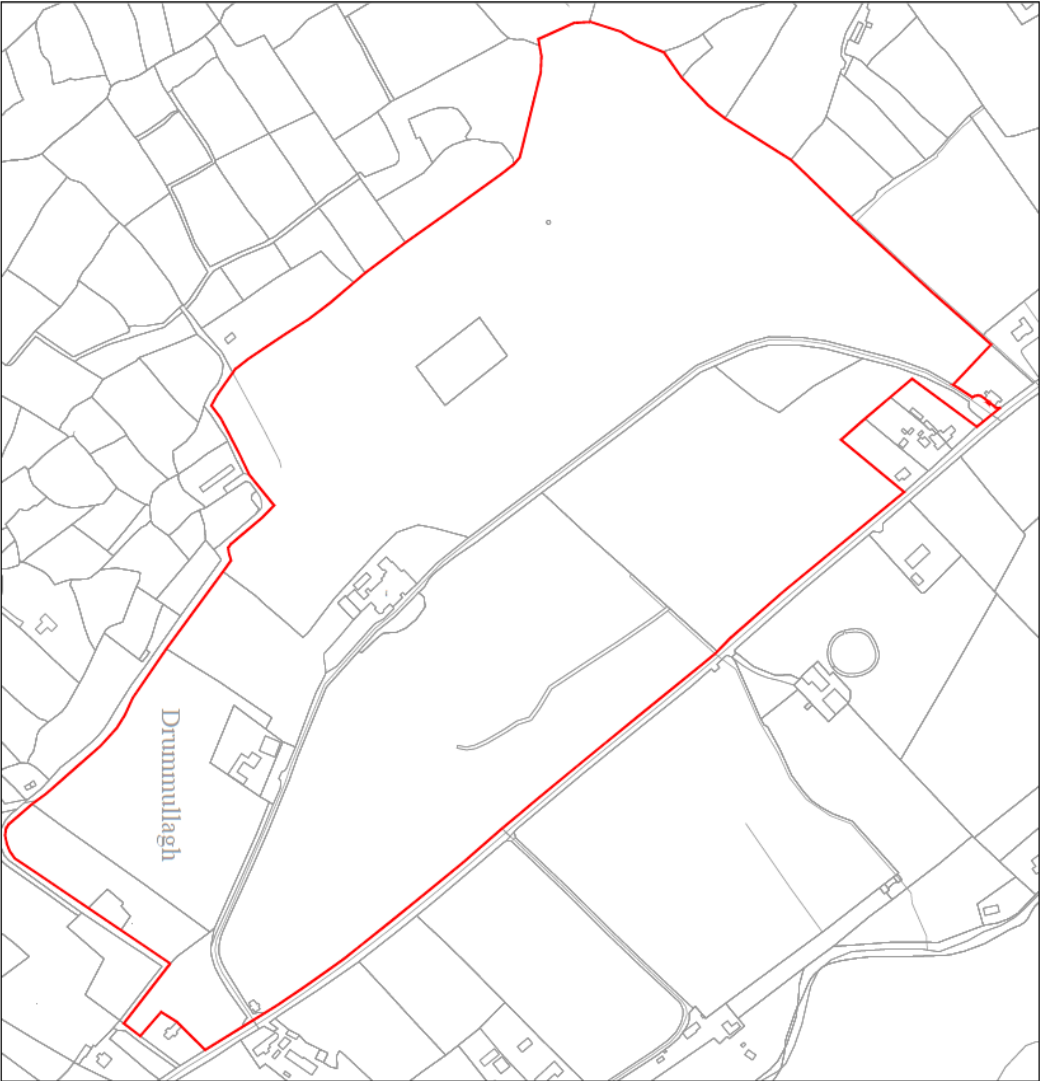
Offers around €2,650,000

❑ CLOSING DATE FOR OFFERS (UNLESS PREVIOUSLY SOLD)

Thursday 26th June 2025

❑ JOINT SELLING AGENT

Tiernan Mallon, Mallon Property
8 Dublin Street, Townparks, Dundalk
Co.Louth A91 XV8X
0429329900
info@mallonproperty.com



Site Location Map scale 1:5000

Site Boundary

Job
Park Hotel
Drumnullagh,
Townland Omeath

Dwg

Site Location Map

Site Area = 84.9 Acres / 34.4 Hectares

Job No	2500	Scale	1:5000
Dwg No	01	Date	MAR'25
REVISION		Drawn by	GO'H
SUFFIX			

J L O'Hagan & Co Ltd
ARCHITECTS & PLANNERS
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Email: grainne@jlohagan.co.uk

