

Ballinaraw Country House Deluxe Accommodation Ballinaraw Bunnanadden, County Sligo

Project Description:

To build a 10 bedroom luxury country house, on an 18 acre fully landscaped site, which will draw clientele of the 4 star, and higher, caliber. Note: With the quality existing infrastructure of Sligo and Knock Airports, Ballymote rail station - all of which serviced by Hertz Rent a Car and the continuing improvement of road system makes this an IDEAL location for this up-market accommodation.

Ballinaraw Country House will be a destination property that will be exclusively for resident guest use only. There will be NO public clients (i.e. - non-residents using a public bar, tourists stopping in for tea and sandwiches, etc.). It will be strictly for pre-booked guests.

Length of stay of each guest will be two or more nights. The dining room will be guests only and not available to the public. The atmosphere will be that of a private country house for the exclusive enjoyment of the pre-booked guests.

Note: Some thought has been given to providing a 'pre-booked' evening dinner service whereby those guests from the local area would be picked-up at their residences and returned there after dinner. This would allow us to retain the 'Private' feel of the country house and offer the resident guests to enjoy meeting folks from the local community. This would minimize traffic on the road and provide an alternative 'night out' for the local community with no impact on the neighboring land owners.

Amenities:

There will be two lounges on the entrance floor which will provide a relaxing area, with fireplaces, and drinks served by staff from a service bar. There will be no formal bar - just an informal way of relaxing.

The dining room will be of gourmet standard highlighting a resident chef. There will also be a lounge adjacent to the dining room for pre-dinner drinks and post dinner coffee and drinks.

The bedrooms will be generous by hotel standards. Large king size beds (most four poster canopy type), large bathrooms with separate jacuzzi tub and walk-in shower, toilet, bidet, sinks, etc. Each bedroom will have a sitting area in front of the windows from which to admire the view and relax. The room will have a spacious feel.

The building will have two floors and each floor serviced by a lift. A central grand-staircase will be a focus piece with a look-through to the Sligo scenery.

As there will be only 10 bedrooms, the number of guest vehicles on any given evening will be about 3 - 5.

This will not create any more impact on the existing road that the National School (now closed) created for many years.

It will be an ideal location for small group (up to 20 persons) meetings or conferences. All attendees will also be room guests. This part of the product will be marketed to the US Corporate and Incentive market.

Note: Some thought has been given to offering a gourmet cooking school as a way to keep and maintain excellent chef. This would broaden the appeal for the country house especially during the Fall and Winter months when the cooking school would be offered.

Economic Impact on Area:

The first economic impact will be felt during the construction period, which should be 18 months. The builder will be a local Sligo company and he should hire all local workers. The materials for the building will be acquired locally, and the furnishings, interior decoration will be acquired and provided locally, as much as possible.

The next phase of impact will be the servicing and provisioning for the country house during operation. All linens and house cleaning services will be locally acquired and provided. Kitchen provisions will be purchased from local providers, Ballymote, Bunnanadden, Tubbercurry, etc.

The next phase of impact will be the employment of staff to manage and operate the country house. There will be a full time manager, an assistant manager, chef, kitchen staff (two or three), house cleaning staff (two) and dining room wait staff (two).

Staff quarters will be provided in separate bungalows on the property (proposed).

Landscape maintenance, building maintenance and plant maintenance will be contracted locally.

The concurrent phase of impact will be the country house guests who will be tourists to the area. They will be encouraged to visit and shops in the surrounding area. Bunnanadden with its shop and two pubs, as well as church. Gurteen with its Coleman Music Center and traditional Irish music pubs. Ballymote with its Castle and Heritage Park and Tubbercurry with its golf course, restaurants and Irish music pubs. Boyle Abbey, King House, Caves of Kesh, Carrowkeel, and many other attractions will be included in their driving tours of the area.

The Ballinaraw Country House guest will be a generous spender and will be seeking quality souvenirs and Irish craft products and will be encouraged to frequent those providers by a display in the country house.

Background:

Conn O'Scannlain, the project developer, has been operating a tour company with an exclusive Ireland product for over 35 years. His clientele are mid to up market and of the four and five star caliber. He has built a reputation for personalized tour planning services and for high standards and quality. The idea of his own country house has been a dream for over 15 years.

The O'Scannlain family has lived at Ballinaraw for several generations (from pre-famine to present day - uninterrupted) and is the second home for the O'Scannlain family.

This country house will be marketed through his tour company, Journey Through Ireland, and not only to his clientele but also to other select high quality tour operators.

The revenue forecast for this project when up and running will be in excess of €600,000 per year.

Note: The possible addition of 'pre-booked' local dinner guests and the 'cooking school' are not included in the revenue forecast.

Summary:

A great deal of careful thought and planning has gone into the formation of this project. The idea of a four star or higher country house accommodation for south Sligo is long overdue. The ownership by a native-son means the local area will greatly benefit.

The approval of this project will positively effect many families and businesses in the south Sligo area.

Thank you for your attention,

Conn O'Scannlain, CTC, DS
President - O'Scannlain International Ltd.