

Renowned 3\* 25-bedroom Hotel and Leisure complex

# KILCORAN LODGE HOTEL CAHIR | CO. TIPPERARY



**For Sale by Private Treaty as a Going Concern**

On the instructions of the joint receivers Joe Walsh & Padraig O' Malley JW Accountants



**Outstanding opportunity  
to acquire a landmark  
25-bedroom hotel and leisure  
complex in Cahir, Tipperary,  
offering significant potential  
for future business growth.**





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## Location

The Kilcoran Lodge Hotel is superbly situated in Ireland's southern midlands, just off the M8 Dublin to Cork Motorway. The property occupies a prominent position north of the R639 regional road, approximately 9km west of Cahir, 29km west of Clonmel, 30km south of Tipperary Town, and 24km south of Cashel.

Cahir itself is a charming heritage town set on the River Suir, renowned for its historical ties to the Butlers of Ormond. The town benefits from exceptional transport connectivity, located on the Limerick–Waterford Transport and Economic Network, with direct access to Limerick, Waterford, Cork, and Dublin via the M8 motorway and national rail services.

The wider Cahir area is a well-established tourism hub, celebrated for its rich heritage and close proximity to Cashel and the Suir Blueway. Notable attractions nearby include Cahir Castle, the Swiss Cottage, the Rock of Cashel, and Mitchelstown Caves. Cahir is currently undergoing strategic regeneration, with funding secured under the RRDF to revitalise the town centre and historic square as a vibrant Living-Working Quarter. The town also maintains strong links with the agri-food sector, hosting major employers such as ABP Food Group and Oakpark Food.

Future growth in Cahir is set to be driven by its tourism and heritage appeal, with strong associations to Fáilte Ireland's 'Ireland's Ancient East', Cashel, Munster Vales, and the Suir Blueway. There is also significant potential for expansion in the agri-food manufacturing sector, supported by the town's strategic location and robust infrastructure.

According to the 2022 Census, County Tipperary has a population of 167,661, with Cahir home to 3,679 residents.

## The Property

Originally established in the 19th century as a hunting lodge for the Earl of Glengall, Kilcoran Lodge Hotel is a striking period property that has been thoughtfully developed and extended to create a boutique three-star hotel. The hotel features 25 individually styled bedrooms, along with a welcoming bar, elegant lounge, and versatile dining and function spaces. Guests also enjoy access to a compact leisure facility, including a swimming pool and gym.

The main building is predominantly two-storey, complemented by a series of single-storey extensions to the rear. The original structure showcases traditional brick, stone, and masonry construction, while the extensions are built from concrete block with a smooth rendered finish. The property is topped with a series of pitched and hipped natural slate roofs, with flat roofs over the single-storey rear sections.

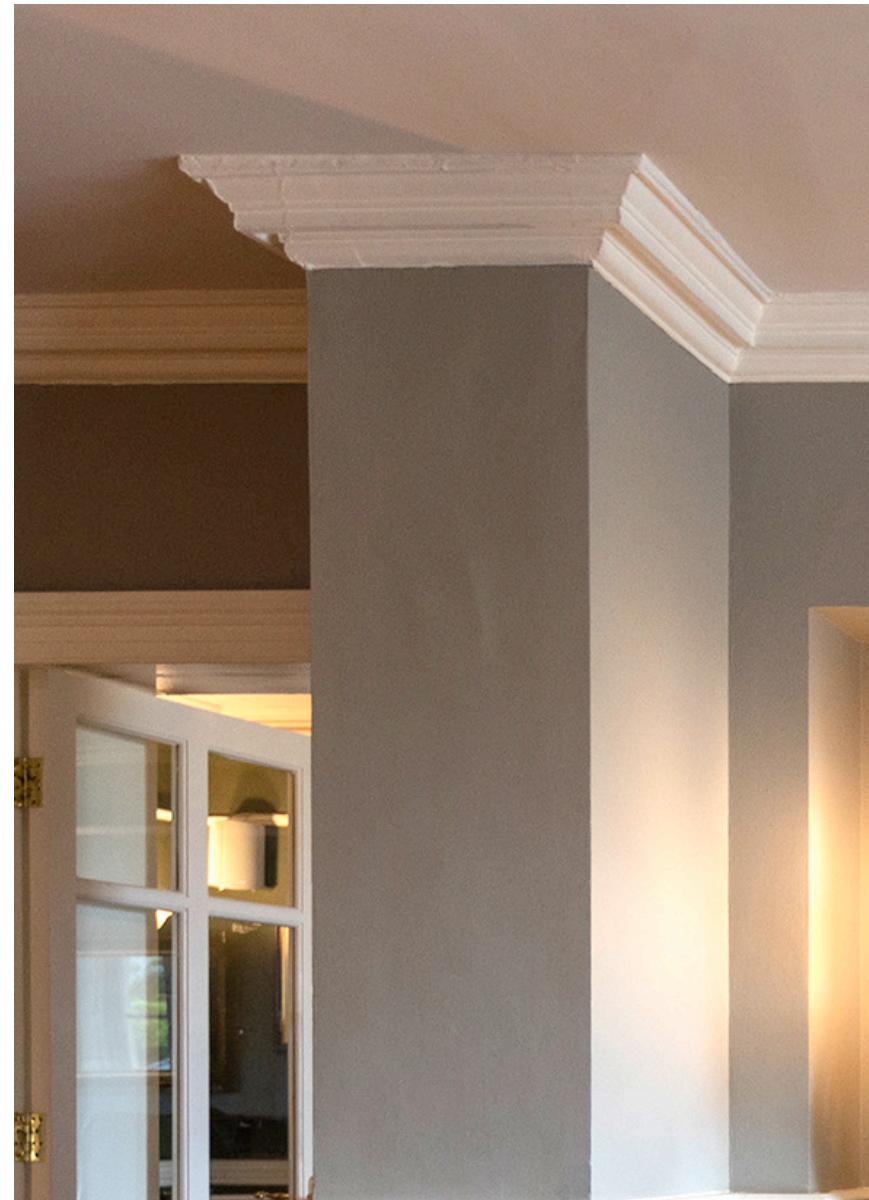
Inside, flooring is mainly timber-on-joist, and the original building retains its classic timber-framed windows with single-pane glazing, enhanced by modern PVC-framed double-glazed windows in the newer extensions.

Occupying a central position on its site, the hotel is complemented by a detached leisure centre—complete with pool and gym—housed in a charming, single-storey timber-framed and timber-clad cabin located on the western boundary of the property.

The hotel stands on a site of approximately 3.483 hectares / 8.61 acres.



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# The Opportunity

Kilcoran Lodge Hotel presents a rare opportunity to acquire a landmark period property and boutique hotel, superbly positioned in a renowned tourism and heritage destination in the southern midlands. This established three-star hotel, set amid scenic surroundings near Cahir and Cashel, benefits from excellent transport links and proximity to major visitor attractions, making it ideally suited for continued hospitality use or further development. The property offers significant potential to capitalise on the region's strong tourism growth, vibrant local economy, and expanding agri-food sector.

# Accommodation

DESCRIPTION	SQM
Ground Floor	1,204.4
Entrance Foyer	
Reception Area	
Store	
Chair Store	
Cold Store	
Goods Store	
Office	
Kitchen & Wash	
Kitchen Stores	
Boiler Room & Ext Store	
Laundry	
Staff Changing & Toilets	
Switch Room	
Meeting Room	
2 Bedrooms	
Staff Room	
Drawing Room / Tea Room	
Dining / Breakfast Room	
Patron Toilets	
Lounge Bar	
Function Room	
Function Toilets	
First Floor	709.8
23 Bedrooms	
Linen Stores	
<b>TOTAL</b>	<b>1,914.2</b>

LEISURE ACCOMMODATION	SQM
Entrance & Reception Area	
Pool Area	
Gym Area	
Changing Rooms	
Plant Room	
<b>TOTAL</b>	<b>333.48</b>

## Title

Freehold

## Licence

Publican's Licence (Ordinary) Hotel - BF - 1902 Act (Public Bar)

## Services

Full Mains Services, septic tank and treatment system.

## Commercial Rates

Hotel  
Rateable Valuation: €36,500  
Rate Multiplier: (ARV) 0.2268  
Rates Bill 2024: €8,278.20

## BER Details



## Solicitor

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## Accountant

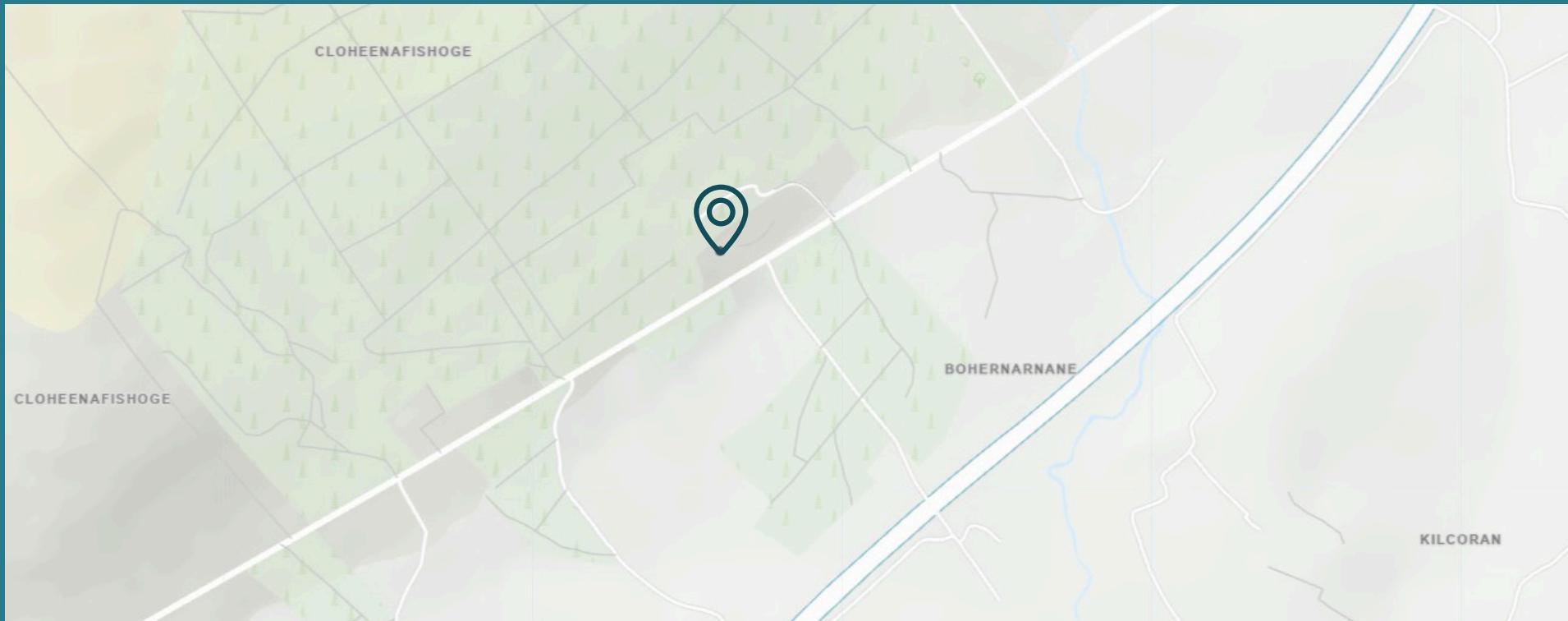
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## CAHIR | CO. TIPPERARY



### Selling Agents

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Moynihan Curran PSRA No. 001822.

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