



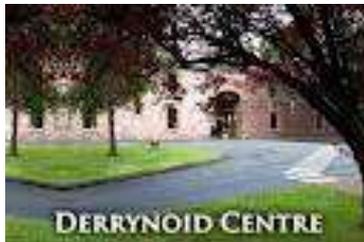
The Derrynoid Centre, Draperstown

Business Opportunity

A new licensee/operator is currently being sought for The Derrynoid Centre, Derrynoid Road Draperstown, BT45 7DW.

History

Originally built in 1809 as a residence for Judge Torrens (The Hanging Judge), the Land Steward's House and servant's quarter were completely refurbished to create the impressive sandstone frontage at the front of the main building in the mid 1990s. The large orchard and kitchen garden, which is totally enclosed by an 8 ft high brick wall, now accommodate four self-contained blocks of ten bedrooms.



The centre sits in 250 acres of secluded forest woodland at the foot of the Sperrins beside the busy rural town of Draperstown.

Facilities

Bedrooms

- 40 en-suite bedrooms in four self contained accommodation blocks.



Conference facilities

- Multi-media centre lecture theatre to accommodate 110 guests
- 8 fully equipped training/syndicate rooms.



Leisure Suite

- Small building adjacent previously used as gym/leisure area with male/female changing.



Restaurant



Office space

- 5 offices

For the past fifteen years the centre had a dual role of providing educational programmes and in parallel being a conference/accommodation facility.

The Opportunity

The Workspace Group, a social enterprise in Draperstown, developed The Derrynoid Centre initially and is keen to receive proposals for an operator on a long-term basis.

(1) As an accommodation/conference facility



- The facility developed a customer base over the years and is well thought off and recognised. The NI Ambulance Service for example was a regular customer for the past five years.
- More recently as the focus moved more towards conference/accommodation income entertainment/accommodation packages were provided and there was significant interest in weddings and other functions. The wedding market is poorly served in Mid Ulster and with the forest setting the Derrynoid Centre did attract very good interest without any pro-active marketing.
- Opportunities may exist for partnering arrangements as part of package provisions e.g. coach tour operator in ROI had expressed credible interest, number of activity based providers locally keen to do partnership packages.



(2) Whilst the centre has up to now been used as a conference/education facility, potential usages could include healthcare, outdoor activity centre, offices/commercial, training etc.



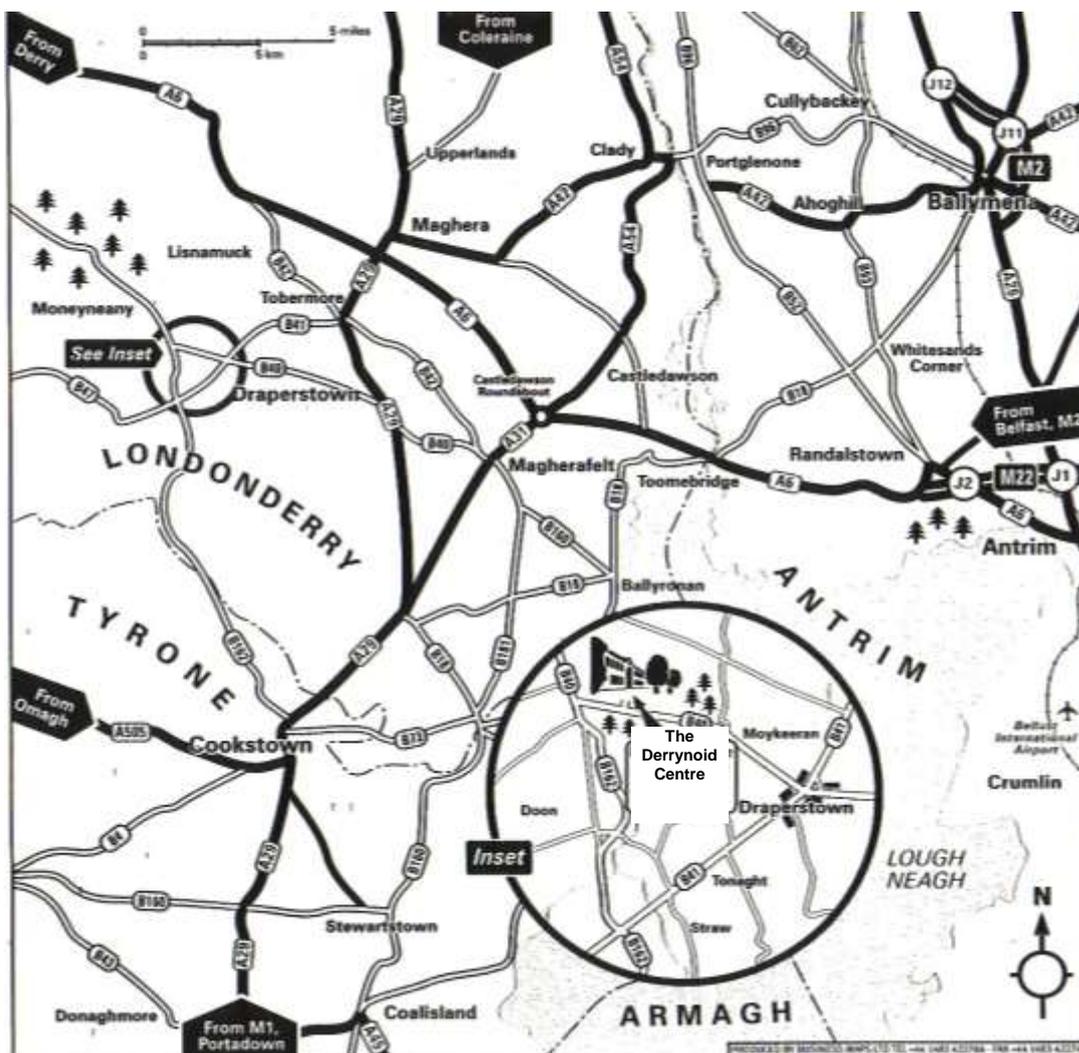
Workspace is now keen to see proposals for future use of The Derrynoid Centre. Interested parties should submit an initial proposal outlining how they would plan to use the facility in terms of service type, usage levels, envisaged investment and timescales. Any proposals will be subject

to agreement of Forest Service Department of Agriculture and Rural Development.

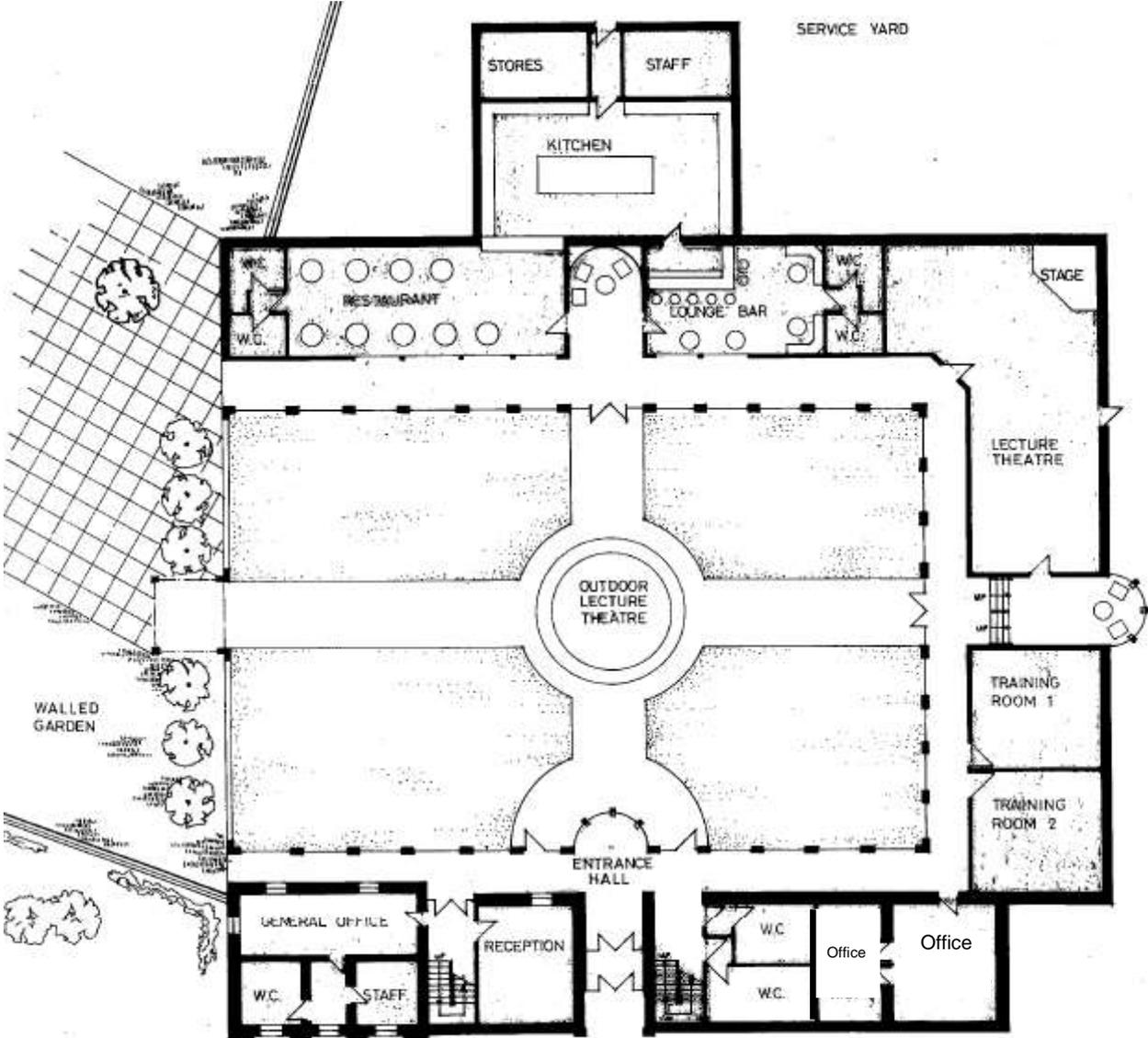
If you are interested please apply in writing in no more than 200 words to helen@theworkspacegroup.org or to

Workspace Draperstown Ltd
The Business Centre
5-7 Tobermore Road
Draperstown
Magherafelt
BT45 7AG

The Derrynoid Centre - location



The Derrynoid Centre - Ground Floor plan



The Derrynoid Centre - First Floor plan

