



LOUGH KEY

FOREST AND ACTIVITY PARK

BOYLE, CO. ROSCOMMON F52 PY66

www.loughkey.ie



A KEY VISITOR DESTINATION WITHIN IRELAND'S HIDDEN HEARTLANDS



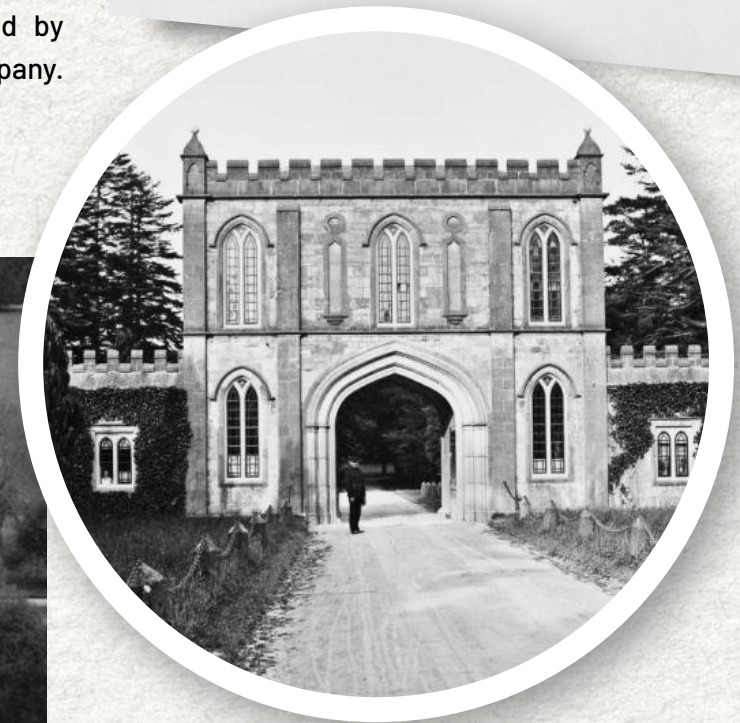
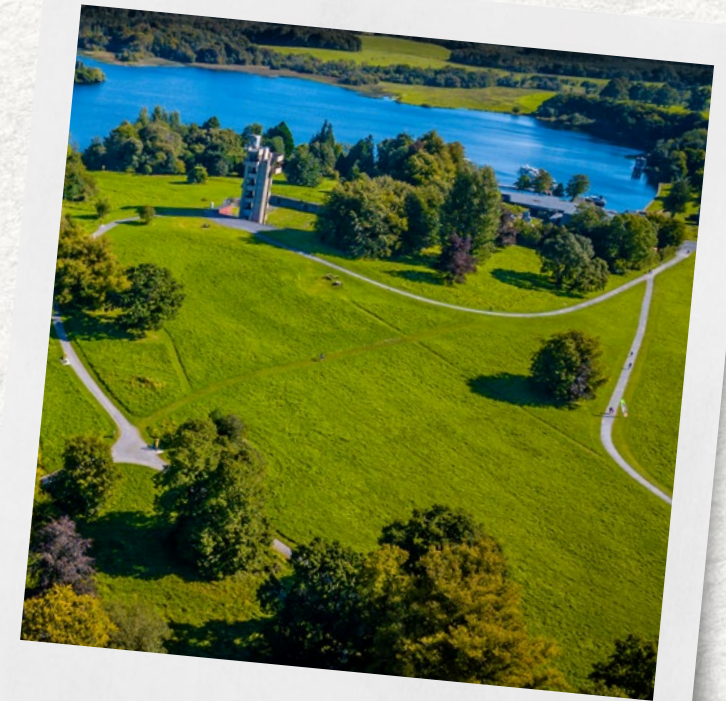
INTRODUCTION

Established in 2007, Lough Key Forest and Activity Park is a joint venture between Coillte and Roscommon County Council. Since its opening, the Park has developed into a key visitor destination within Ireland's Hidden Heartlands and the Shannon Master Plan region.

Lough Key Forest and Activity Park has created significant local employment and generates economic activity within the local and wider regional economy of County Roscommon.

The Park occupies the former Rockingham Estate, historically owned by the King family. Rockingham House was a notable mansion designed by John Nash

around 1810. The famous landscaper John Sutherland was commissioned to lay out the estate. Rockingham House was destroyed by a fire in 1957. The estate was then subsequently acquired by the Irish Land Commission and later managed by Coillte, Ireland's state forestry company. A concrete viewing tower called The Moylurg Tower was built on the site of the house in 1973.



LOCATION

Lough Key Forest and Activity Park is strategically positioned within Ireland's Hidden Heartlands in Boyle, County Roscommon, with convenient connections to major cities. It is highly accessible, with road, train, bus, boat and plane routes all available to reach the Park.

BY ROAD



The Park is conveniently located on the N4 Dublin to Sligo Road and is 17km from the N5 Dublin to Westport Road. The town of Boyle is only 5km from Lough Key, which links to the N61 Roscommon/Athlone Road

BY TRAIN



Boyle Train Station is on the Sligo-Dublin Route

BY BUS



The town of Boyle is serviced by a number of bus routes

BY BOAT



Lough Key Forest and Activity Park is part of the Shannon-Erne Waterway

BY PLANE



Ireland West Airport Knock is just a 40 minute drive from Boyle



ACTIVITIES

For those seeking outdoor pursuits, Lough Key Forest and Activity Park features both land and water activities catering to a wide range of interests and fitness levels. Visitors can choose from boating, kayaking, orienteering, walking, cycling or ziplining and can even explore the old servant tunnels or the Tree Canopy Walk. Indoors, there is the unique challenge of completing the 15 Quests and 47 challenges of Boda Borg.

The Park boasts a variety of activities including the Adventure Play Kingdom, ideal for younger visitors. Also onsite is the Boda Borg Challenge, a unique puzzle-solving experience across 47 challenges suitable for all ages. Additionally there is a visitors' centre and café with food and drink options.

In addition to its leisure activities, the Park is steeped in history. The 'Rockingham Remembered Tour' is an engaging self-guided tour of the Park's history, flora and fauna through the 19th century underground tunnels to the top of the refurbished five storey Moylurg viewing tower and along a contemporary Tree Canopy Walk. This canopy walk consists of a 300m long creation of timber and steel gently rising 9m above the woodland floor. It offers an engaging 'birds-eye' view of nature as it meanders through the treetops.

Dedicated caravan and camping spaces are also available at Lough Key Forest and Activity Park. Facilities on-site include showers, toilets and a laundry room along with cooking hobs and a washing area. A recreational room contains a football and pool table, a TV and arcade machines.



CURRENT ACTIVITIES



- Boda Borg



- Self-guided tour



- Orienteering



- Tree Canopy Walk



- High ropes & Ziplining



- Bike trails



- Boat tours



- Kayaking



- Viewing tower

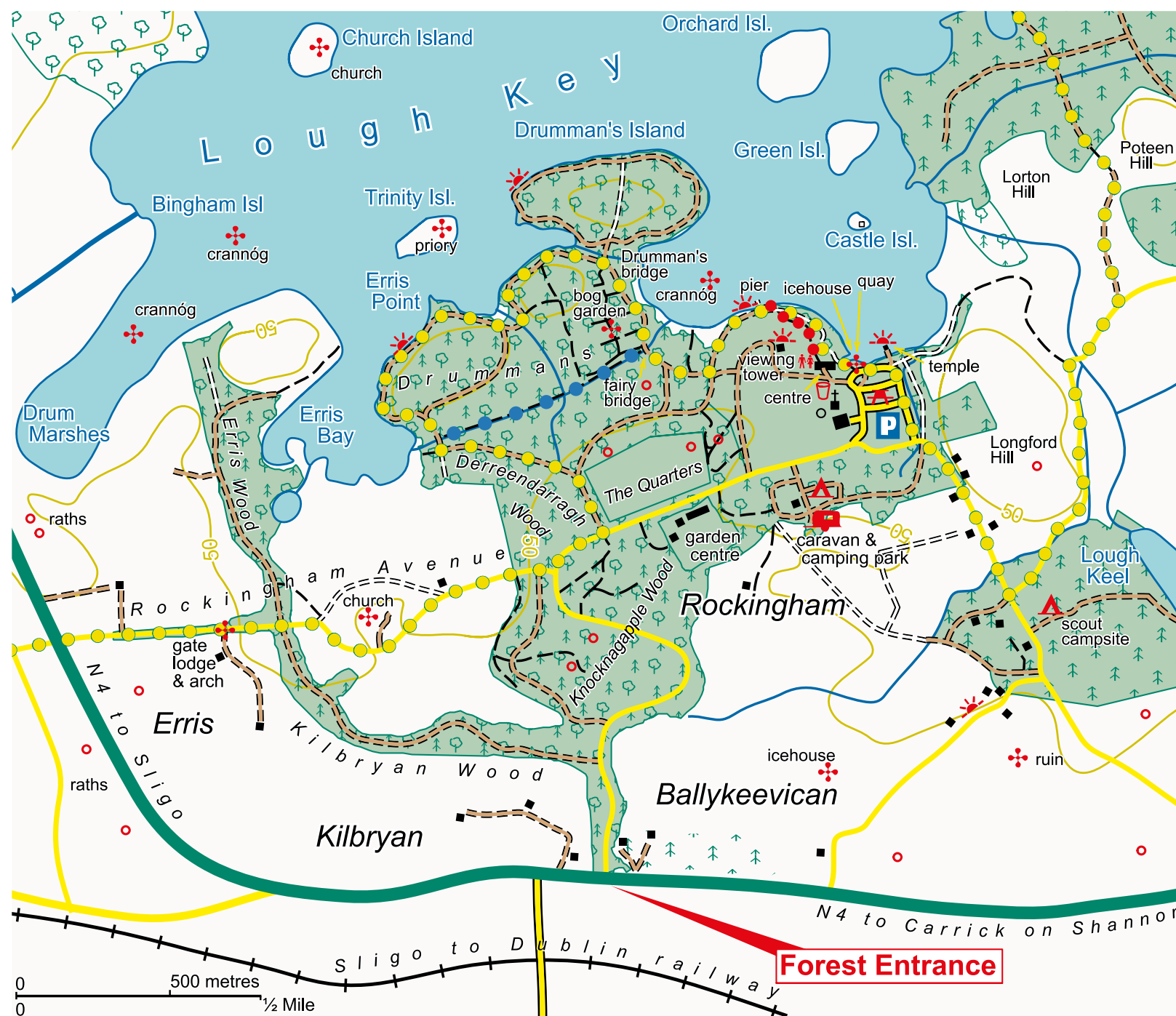


- Adventure Play Kingdom



LOUGH KEY FOREST AND ACTIVITY PARK

AREA MAP



LEGEND

- Main Road
- Minor Road
- Forst Road
- Forest Track
- Path
- Viewpoint
- Car Park
- Parking Spot
- Heritage Site
- Picnic Area
- Refreshments
- Toilets
- Coillte Properties
- Conifer Forest
- Broadleaf Forest
- Miner's Way & Historical Trail (National Waymarked Way)
- Tree Top Walk
- Canal Walk

STRATEGIC PLAN

In 2018 the management team at Lough Key Forest and Activity Park prepared an options study to outline what might come next. In Spring 2023, Coillte and Roscommon County Council engaged a project team to prepare a 10 year strategic plan. This strategy sets out an ambitious vision for the Park as an outstanding visitor destination with enhanced facilities and activities, and aims to substantially grow visitor numbers.

The strategy is currently progressing to detailed planning under Fáilte Ireland's Regenerative Tourism and Placemaking Scheme, co-funded by the EU and the Government of Ireland under the EU Just Transition Fund.

STRATEGIC PLANNING TIMELINE

- **2018** – Initial options report for the Park developed and shared with public
- **2023** – Five-ten year sustainable development plan created
- **2024/2025** – Detailed design, environmental survey and assessment of public and stakeholder consultation and submissions made for planning permission
- **2025/2026** – Development works to commence in phases
- **2027** – Opening of new and upgraded facilities at the park



KEY ENHANCEMENTS UNDER CONSIDERATION ARE:



An activity centre for children and adults



New forest experiences to further enhance the existing aerial adventures and tower experiences



An enhanced beach and swimming area at the lake



A meadow/lawn events area



Expanded dining and on-site retail facilities offering local artisan foods and crafts



Improved parking at the site

These developments will ensure that LOUGH KEY FOREST AND ACTIVITY PARK continues to be a prominent destination for recreation and adventure well into the future.





LOUGH KEY
FOREST AND ACTIVITY PARK

STRATEGIC PLAN MAP



LEGEND

- A** Redeveloped Visitor Centre
- B** Distinctive covered space over basement
- C** Marina
- D** Water Activities
- E** Existing natural beach / swimming - create strand
- F** Waterfront Area / Seating / Picnic Area
- G** Village Green / Market Area
- H** Existing church roof to be covered for certain events. use to be determined - Pub / Cinema / Theatre
- I** MUGA and Play area
- J** Stable block reused as Activity Base Camp
- K** Existing car parking facilities to be improved
- L** Existing Campsite to be improved and expanded
- M** Proposed Car Park for 150-160 cars
- N** Meadow / Events Lawn Area
- O** Zipit Adventure Area
- P** Potential Forest Lodges
- |||** Upgraded and resurfaced access road
- New lakeside promenade
- Zipline
- Tree-top Walk
- -** New paths
- Connections and grouped activities
- Proposed Trees

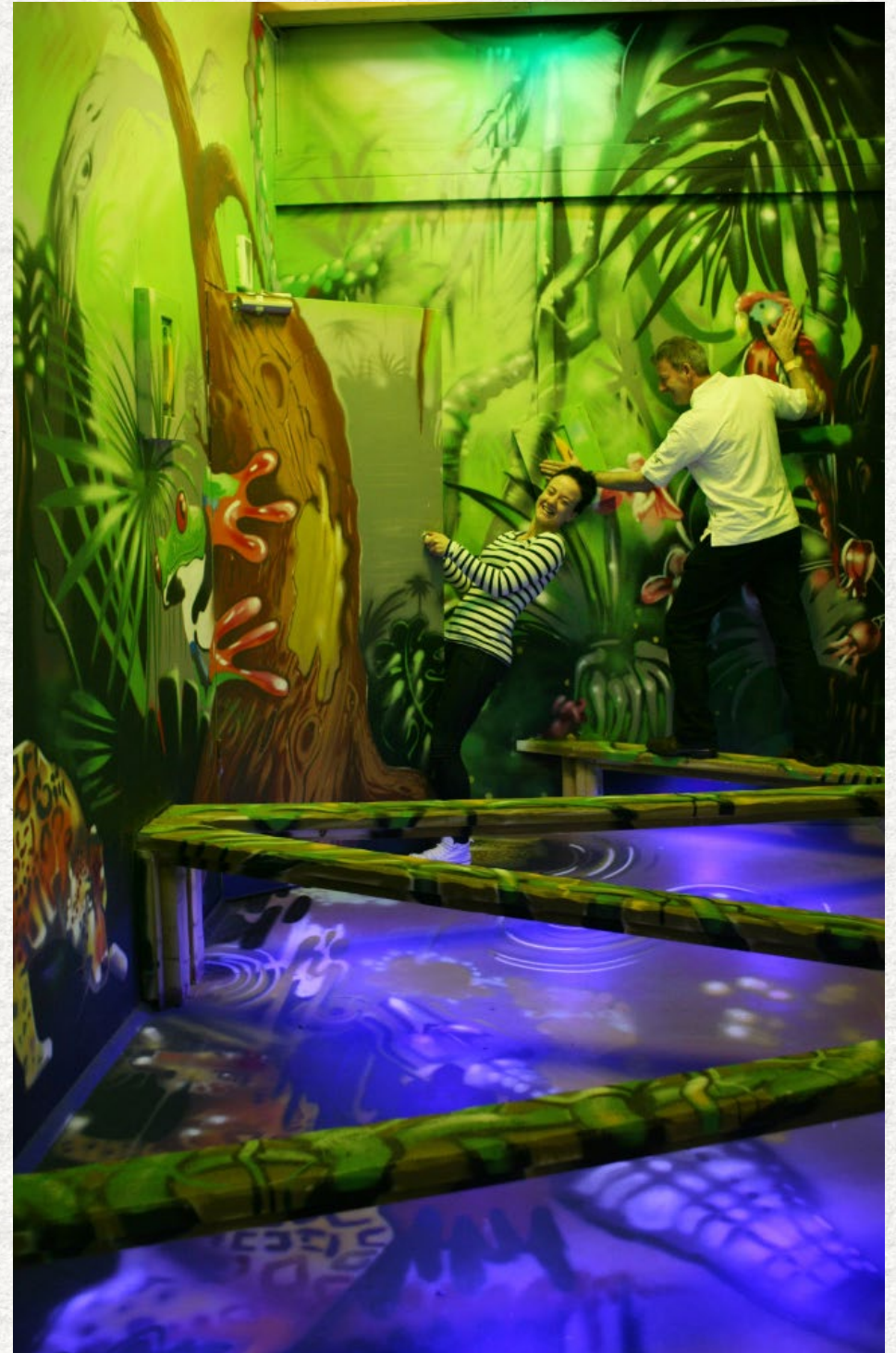


THE OPPORTUNITY

The existing joint venture partners will continue to operate the Park, however, expressions of interest are sought from experienced activity providers for the provision of new innovative activities and experiences. Providers across land and/or water-based activities are encouraged to apply.

We are offering an attractive and mutually beneficial rental structure designed to support providers. This structure will ensure providers benefit from a fair and balanced approach to rental costs. Terms will be designed to be flexible and adaptable to the specific activities and services each operator provides.

Expression of interest information is available upon request.









PSRA No: 001835

Fleming Court, Fleming's Place,
Dublin 4, D04 N4X9, Ireland
T: +353 1 676 6566

www.twmproperty.ie

CONTACT

WILLIE NORSE

T: +353 86 299 6627
E: willie@twmproperty.ie

HANNAH DOWLING

T: +353 87 625 0824
E: hannah@twmproperty.ie

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The Lough Key Forest and Activity Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund.