

# Butler Arms Hotel



Waterville, Co. Kerry, Ireland

*A unique and historic beachfront hotel property, situated in golfer's paradise, nestled between the world-famous Hogs Head and Waterville Golf Courses*





# INTRODUCTION

On the instructions of joint receivers Mr Ken Fennell & Mr Brendan O'Reilly, receivers over The Butlers Arms Hotel Limited (in receivership), JLL has been appointed as exclusive selling agent for the rare and historic four-star Butler Arms Hotel. Situated in a highly desirable location in the centre of Waterville, Co. Kerry, this unique hotel property boasts an enviable location along the Wild Atlantic Way. Furthermore, the hotel is located between two of the world's best golf courses, Hogs Head and Waterville Golf Course.

Dating back to the late 1800s, the hotel spans an extensive 1.3-acre site and offers uninterrupted sea views from its current stock of 36-guestrooms.

Offered for sale with the benefit of freehold title, this iconic 36-guestroom four-star hotel also includes an expansive food and beverage offering (F&B), including the refurbished Charlie's Restaurant, the quintessential Fisherman's Bar, the Whiskey Lounge, the new Pink room and the conservatory.

Lastly, a significant proportion of the existing site and accommodation is underutilised, and current ownership have developed a sensible plan to significantly expand the current facilities, to meet the growing domestic and North American demand at the hotel.





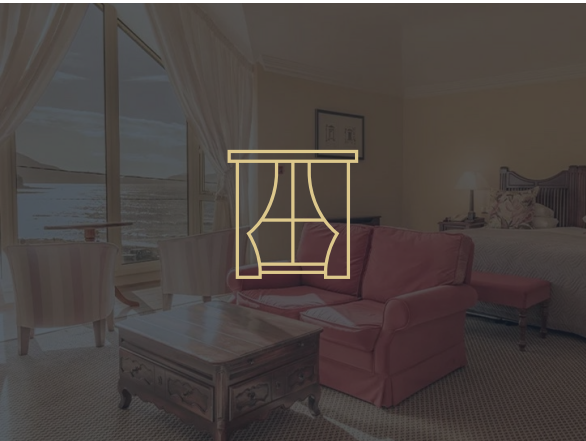
# Key HIGHLIGHTS



Situated in picturesque Waterville, Co. Kerry, Ireland, one of the most popular stops along the Wild Atlantic Way.



Established in the late 1800s and originally a hunting lodge, this historic hotel has hosted renowned personalities like Walt Disney, Charlie Chaplin and Michael Douglas.



The 36-guestroom hotel, restaurant and bar, that spans an impressive 1.3 acres beachfront site, with uninterrupted sea views. There is also exciting future development potential at the Butler Arm's, with clear opportunities to more than double the guestroom stock.



Situated in golfer's paradise and located between two world-class golf courses, Hogs Head and Waterville Golf Course.



# A Crown Jewel On The Ring Of Kerry



Note: site boundaries are not definitive and are shown as indicative only

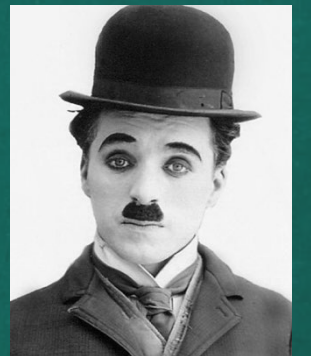




## *Over 100 years of Vision and* **HISTORY**

The Butler Arms Hotel has a rich history that dates back to the late 1800s. Originally a hunting lodge owned by Lord Lansdowne, the property was converted into a hotel in 1884 by Hatty and John Huggard. For the vast majority of its history, the hotel has been under the ownership of generations of the Huggard family, playing a key role in the town of Waterville.

Over the years, the Butler Arms Hotel has welcomed a plethora of famous personalities such as Walt Disney, and Charlie Chaplin. In more recent years, the Hotel has played host to Catherine Zeta Jones, Michael Douglas, and in the recent filming of Star Wars on Skellig Micheal the Butlers arms hosted Daisy Ridley and Mark Hamill. These prominent celebrities have been drawn to the hotel and its surroundings, captivated by the breathtaking scenery and the presence of top-notch golf resorts in the area.



Walt Disney

Alfred Perceval  
Graves

Virginia Woolf

Count McCormack

Charlie Chaplin



*Over 1.3 Acres of  
Iconic Seafront  
Real Estate  
Neighboring Two  
Of The World's  
Best Golf Courses*



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## *A Highly Desirable* LOCATION

Waterville, a picturesque town situated on the stunning Ring of Kerry in County Kerry, Ireland, is a captivating destination for both locals and visitors alike. The town is nestled amidst magnificent natural beauty, surrounded by the sparkling waters of Ballinskelligs Bay and the rugged mountains of the Atlantic coastline. Waterville seamlessly blends its rich history and traditions with a vibrant modern atmosphere, offering a welcoming and charming experience. It is also renowned for its world-class golf courses, attracting golfing enthusiasts from around the globe.

With its quaint shops, cozy pubs, and delectable dining options, Waterville provides a perfect balance of relaxation and outdoor adventure, making it a must-visit destination for those seeking an idyllic Irish escape.

For over 100 years, tourists have been drawn to the hotel and its surroundings, captivated by the breathtaking scenery and the presence of top-notch golf resorts in the area.







*Home To Two World Class*

# GOLF COURSES

Designed by Eddie Hackett and later renovated by renowned golf architect Tom Fazio, Waterville Golf Club is home to the annual world invitational Father & Son Tournament.

Furthermore, Hoggs Head Golf Club, overlooking Ballinskelligs Bay, is one of the world's most exclusive and breathtaking golf courses.





## Home To Two World Class


# GOLF COURSES

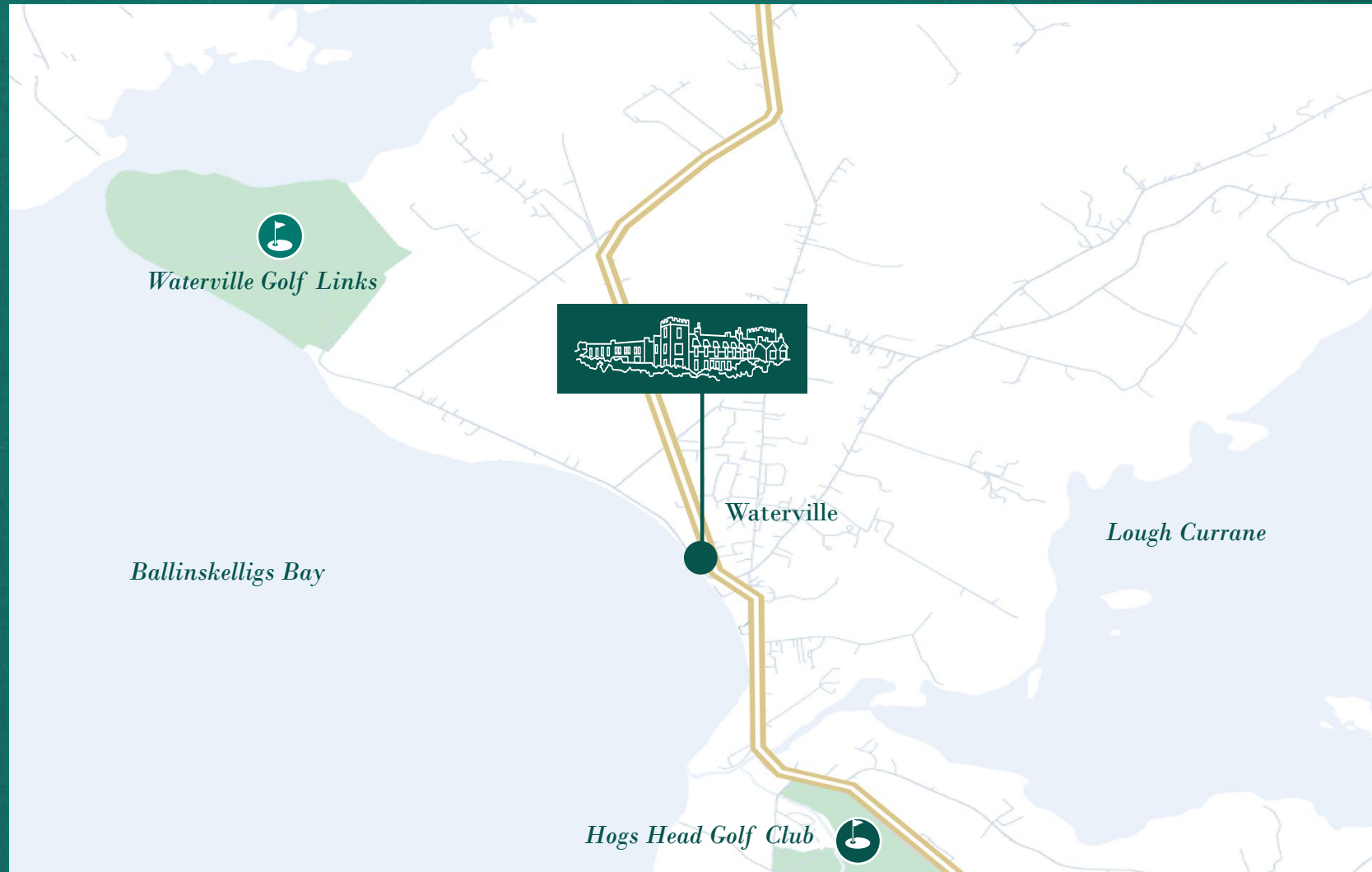
The town of Waterville holds a special place as an exceptional golf destination with two or Ireland's Top ranking golf courses only a short distance from the front door of the Butler Arms Hotel.

The Outstanding course offers an exceptional play with mesmerizing views of the Wild Atlantic Ocean.

Over the years these renowned golf courses have hosted countless sports superstars including Tiger Woods, Shane Lowry and other celebrities

### Proximity to the hotel:

		
Waterville Golf Links	4 mins	1.0 km
Hogs Head Golf Club	3 mins	2.0 km





*Luxurious*

# GUESTROOMS

Indulge in a range of exquisite accommodations from breathtaking Sea View Rooms to luxurious Deluxe Sea View Rooms.

In total, the Butlers Arms Hotel offers 36 spacious and comforting rooms with breathtaking views of the ring of Atlantic Ocean and Ring of Kerry.





## *Unforgettable* DINING EXPERIENCES

Within the hotel's inviting walls, the acclaimed Charlie's Restaurant stands out as a culinary gem on the Ring of Kerry. Recognized as one of Ireland's top 100 restaurants by the Sunday Times McKenna's Guide, Charlie's excels in crafting dishes featuring local seafood and regional produce.

For those seeking a more casual atmosphere, the Fishermen's Bar provides a traditional dining experience. Here, guests can savour authentic Irish hospitality while journeying along the picturesque Ring of Kerry.





*A place to*

# CELEBRATE & INSPIRE

The Butler Arms Hotel offers an enchanting backdrop for weddings, with its picturesque landscapes, elegant interior and personalized services that create unforgettable moments for couples and their guests for up to 75 guests





*An Expansive Site Capable  
Of Further Development &  
Intensification*

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# EXCITING FUTURE



## Phase 1

Upgrade to main hotel entrance with the addition of new 23-bedrooms within the existing main hotel. (+23 new keys).

## Phase 2

Refurbishment of the existing 36 key hotel stock which is in the current inventory.

## Phase 3

Opportunity to develop a new 750 sq.m function room, with 29 new guestrooms on levels 1 and 2 above (+29 new keys).

## Phase 4

Development of a unique sunken pavilion type restaurant on the 0.336-acre tennis court site.

## Phase 5

Creation of new turning circle and outdoor pool and hot tub areas on the hotel's underutilized front lawns.

In total, the hotel ownership have prepared a plan to increase the guestroom stock from 36 keys today, to a total of 87 keys in the future. A full copy of ownerships expansion and feasibility study, which is subject to planning permission, is available upon request.





# PROCESS & CONTACT DETAILS

The sale of the Butler Arms Hotel is being undertaken on the instructions of joint receivers Mr Ken Fennell & Mr Brendan O'Reilly, receivers over The Butlers Arms Hotel Limited (In Receivership). The sale is being conducted on a private treaty basis. All site visits are by appointment only, and no direct approach is to be made to the hotel employees.

All contact should be made strictly via the JLL transaction team below:

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