



# KNIGHTSBROOK

HOTEL, SPA & GOLF RESORT



An award-winning four-star golf and  
spa resort on 186 acres in Trim, Co. Meath



# Introduction

On behalf of the vendor, Savills and JLL have been appointed as the joint selling agents of Knightsbrook Hotel, Spa and Golf Resort in Trim, Co. Meath, Ireland.

This sale offers an exceptional opportunity to acquire a premier resort hotel located in the thriving Greater Dublin Area. The impressive property showcases generously sized guest bedrooms, expansive conference and banqueting suites, a luxury wellness offering that includes the renowned River Spa, a full Health Club with an 18 metre swimming pool, thermal suite, fitness studio, and a state-of-the-art gym.

Enhancing the appeal, the property also features 28 well-appointed resort houses, an 18-hole championship golf course (leased), and a dedicated clubhouse - creating a complete destination hotel experience. The hotel was awarded Golf Resort of the Year Leinster 2026, by Golfer's Guide.

With its extensive facilities, sought-after location, and strong leisure and corporate demand, this asset offers enormous potential.

For further information please contact the Savills or JLL.



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KNIGHTSBROOK RESORT

# Investment Highlights



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**4**-Star

Purpose-built, full-service resort hotel in the Greater Dublin Area



**131**

Spacious guest rooms that suit leisure and corporate guests



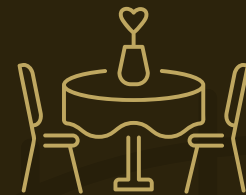
**28**

Three-bedroom self-catering holiday homes



**1,800**  
delegates

Extensive conference and banqueting facilities including ballroom, function suites and 5 meeting rooms



**5** F&B outlets

providing a diverse food and beverage offering with Rococo Restaurant, Swifts Bar, Terrace Lounge, Rooftop Terrace and Gulliver's Bar



**14**

Treatment rooms at the Award-winning River Spa and Health Club with 18m pool, thermal suite, gym and 2 fitness studios



**18** holes

18-hole championship golf course designed by Christy O'Connor Jnr, set on 172 acres (land leased), and a dedicated clubhouse with Gulliver's Suite and pro shop



**Value**  
**-add**

Significant value-add potential through targeted capital investment and focused operational strategy

KNIGHTSBROOK RESORT

# Location

# Location

Knightsbrook Hotel, Spa and Golf Resort is ideally situated in Co. Meath just a 50 minute drive from Dublin.

The Resort is located in Trim, one of Ireland's most historic and well preserved medieval towns, which is also part of Fáilte Ireland's Irelands Ancient East Tourism area. Trim is located along the River Boyne and is home to the iconic Trim Castle, the largest Anglo Norman castle in Ireland.

The hotel is conveniently located just five minutes from Trim town centre, which has a population of 9,563 (CSO 2022) and serves a wider catchment of approximately 40,000 residents within a 15 minute drive.



KNIGHTSBROOK RESORT

# Resort Overview



# Resort Overview

## Location

- 1. Knightsbrook Hotel including the River Spa and Health Club
- 2. Conference & Banqueting
- 3. Golf Clubhouse
- 4. Main Entrance
- 5. Holiday Homes
- 6. Golf Course
- 7. Potential Padel Court



# Hotel Overview

Knightsbrook Hotel, Spa & Golf Resort is an award-winning four-star retreat in the heart of the Boyne Valley. The hotel is set on extensive grounds and offers guests refined luxury with modern comfort, making it the perfect base for a relaxing spa break, cultural escape or golf getaway in County Meath.



<b>Hotel</b>	Knightsbrook Hotel Spa and Golf Resort, Trim, Co. Meath
<b>Bedrooms</b>	131 bedrooms
<b>Grade</b>	4-Star
<b>Class</b>	Midscale
<b>Tenure</b>	Freehold/Leasehold (Golf Course)
<b>Construction</b>	2006
<b>Self-Catering Accommodation</b>	28 no.3 bedroom houses
<b>F&amp;B Outlets</b>	Rococo Restaurant Swifts Bar Terrace Lounge Rooftop Terrace Gulliver's Bar
<b>Conference &amp; Banqueting</b>	Barbican Suite (758 sq m) Hugh de Lacy (246 sq m) Gulliver's Suite (324 sq m) Meeting Rooms (x5)
<b>Spa &amp; Health Club</b>	River Spa with 14 treatment rooms Health Club with 18m swimming pool, thermal suite, gym and 2 fitness studios
<b>Golf</b>	18-hole Golf Course (Christy O'Connor Jnr designed) Golf Clubhouse
<b>Carparking</b>	Significant onsite car parking with 650 spaces

# Accommodation

Knightsbrook features 131 spacious, well-appointed en suite bedrooms, purpose built in 2006. The hotel offers a comprehensive range of room types, providing an excellent platform for weddings, conferences, and group stays. A selection of interconnecting and family rooms ensures flexibility and comfort for families and larger parties. The bedrooms are large and spacious with an average size of 30 sqm. The bedrooms on the fourth floor are larger and range in size from 50 sqm to 125 sqm.

For an elevated guest experience, the Junior and Duplex Suites have balconies with panoramic views. Junior Suites include air conditioning and jacuzzi baths, while Duplex Suites benefit from separate dining and living areas, creating a luxurious home from home environment. Bedrooms located on the 3rd and 4th floors enjoy the additional benefit of air conditioning (41 bedrooms).

Room Type	No. of Rooms
Deluxe Rooms	96
Family Rooms	9
Executive Rooms	19
Duplex Suites	4
Junior Suites	3



# Self-Catering Accommodation

Knightsbrook has 28 generously sized holiday homes positioned conveniently at the hotel's doorstep. These self-catering units are thoughtfully designed with spacious kitchen-dining areas, comfortable living spaces, and three ensuite bedrooms, ensuring an exceptional guest experience. Each house benefits from dedicated car parking directly outside the front door, along with a private enclosed rear garden patio, ideal for families, groups, and longer stay guests.

The Houses are built across 2 blocks of 14, 3-bedroom units.

Type	No. of units	Approx. size (sq m)
Spike	24	121
Elian	4	147



# Food and Beverage

## 'Extensive Dining Options with a Strong Reputation'

Knightsbrook Hotel, Spa & Golf Resort offers an extensive food and beverage selection, with five onsite dining venues ranging from casual to high-end. Four are located within the hotel, while the fifth is situated in the Golf Clubhouse, ensuring options to suit every occasion.

F&B Outlet	No. Covers	Location
Rococo Restaurant	130/140	Hotel Ground Floor
Swifts Bar	85	Hotel Ground Floor & Mezzanine Seating
Terrace Lounge*	80	Hotel Ground Floor
Rooftop Terrace	35	Hotel First Floor Terrace
Gulliver's Bar	180	Golf Clubhouse

\*The Terrace Lounge adjoins the Willow Suite which can accommodate an additional 40 covers for a combined total of 120 covers





# Conference & Banqueting Facilities

‘Wide Range of Highly Versatile Conference, Event and Banqueting Options’

Knightsbrook Hotel, Spa & Golf Club is Meath’s largest full-service conference resort and features state-of-the-art, highly flexible meeting, event, and banqueting facilities capable of accommodating events for up to 1,800 delegates. There is on-site parking for up to 650 cars, which ensures the hotel has the ability to host larger conferences and events.

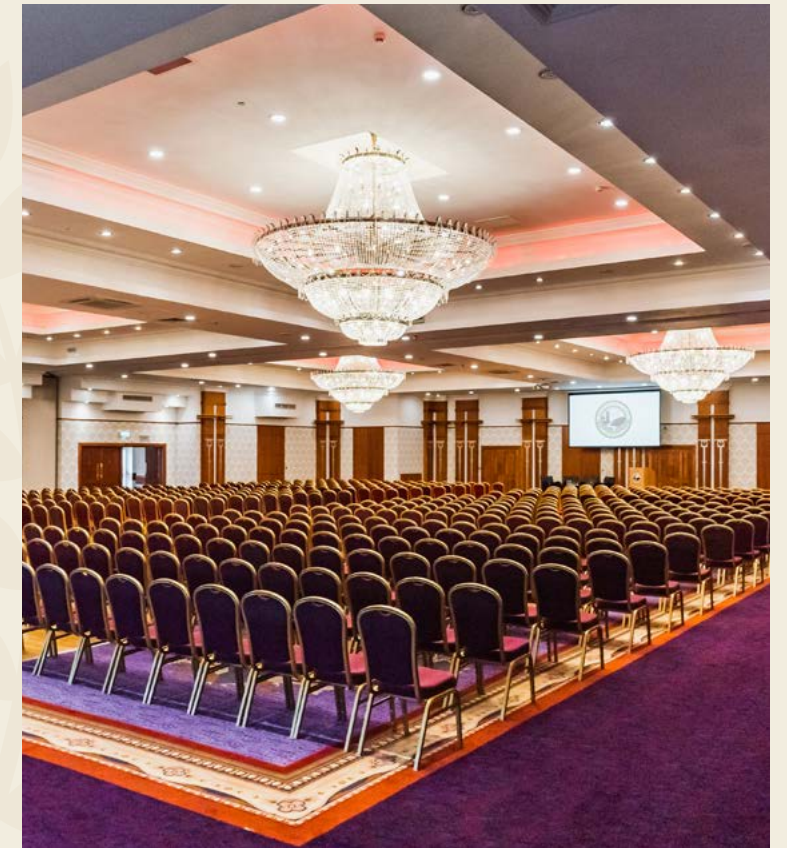


## Room Dimensions

Venue	Room Location	Floor Area (sq m)	Min Ceiling Height (m)
Barbican Suite	Ground Floor	758	4
Barbican Suite I	Ground Floor	379	4
Barbican Suite II	Ground Floor	379	4
Hugh de Lacy Suite	Ground Floor	246	3
Hugh de Lacy Suite I	Ground Floor	134	3
Hugh de Lacy Suite II	Ground Floor	112	3
Barbican Concourse	Ground Floor	71	2.5
Hugh de Lacy Concourse	Ground Floor	93	2.5
Gulliver's Suite	Golf Club	324	2.5
Gulliver's Suite I	Golf Club	130	2.5
Gulliver's Suite II	Golf Club	195	2.5
Ash Room	Mezzanine	68	2.5
Oak Room	Mezzanine	55	2.5
Maple Room	Mezzanine	25.5	2.5
Elm Room	Mezzanine		2.5
Willow Suite	Ground Floor		2.8

## Room Capacities

Venue	Banquet (Round)	Reception / Informal	Theatre
Barbican Suite	450	1500	1100
Barbican Suite I	200	750	520
Barbican Suite II	200	750	520
Hugh de Lacy Suite	130	200	200
Hugh de Lacy I	60	120	60
Hugh de Lacy II	40	60	40
Gullivers	150	300	220
Ash Room	24	30	35
Oak Room	24	20	30
Maple Room	-	-	-
Elm Room	-	-	10
Willow Suite			



## KNIGHTSBROOK RESORT

# Weddings

Knightsbrook Hotel, Spa & Golf Resort is a superb setting for any wedding celebration. With a variety of reception areas and tailored wedding packages, the resort can accommodate anything from small, intimate ceremonies to large, more extravagant events, including a dedicated Civil Ceremony Package. Extensive guestrooms and a Bridal Suite allow the entire wedding party to stay onsite, while the beautifully landscaped grounds offer numerous picturesque locations ideal for capturing unforgettable wedding photographs.

There are 23 weddings on the books for 2026. With strategic marketing and considered capital investment, there is significant opportunity to reposition Knightsbrook as one of Leinster's leading four star wedding venues.



# River Spa & Health Club

## River Spa

Knightsbrook Hotel, Spa & Golf Resort is home to the River Spa, which features 14 treatment rooms spread across basement, ground, and first floors, along with a fully equipped Thermal Suite. The Spa offers a range of high quality treatments and has partnered with Elemis, an award winning skincare brand, to further enhance the guest experience.

## Health Club

Knightsbrook Health Club facilities include a state-of-the-art gym, 2 Fitness Studios, 18-metre swimming pool, children's pool, Jacuzzi, steam room and sauna.

Both facilities are accessible via the hotel or directly from the car park and have a dedicated reception area.

The River Spa and Health Club are open to all hotel guests and benefit from a strong membership base, with over 750 members in 2026.

There is an opportunity to grow the Spa segment of the business and boost health club memberships under new ownership.



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## KNIGHTSBROOK RESORT

# Golf Course

Award-winning 18-hole championship golf course designed by former Ryder Cup legend, the late Christy O'Connor Jnr. The course is set across approximately 172 acres of rolling Meath parkland and was named Golf Resort of the Year – Leinster 2026 by the respected Golfer's Guide to Ireland. The course has hosted prestigious tournaments, including the 2011 Junior Solheim Cup.

The Golf Course land is held under a long lease.

Category	Details
Opening	2006
Architect/ Designer	Christy O'Connor Jnr
Par	72
Yards	7,212 yards (Blue) / 6,898 (White) / 6,620 (Green)
Signature Features	9 lakes and 14 water features, including the Knightsbrook River; restored 200-year-old weir; water-carry par-3s on holes 5 and 18. Greens built to USGA specifications.
Course Rating	75.2 (Blue tees)
Full membership annual rate	€1,500
Facilities	Contemporary clubhouse with locker rooms, pro shop, full bar and catering facilities



KNIGHTSBROOK RESORT



# Hotel Market

Ireland & Meath

# Irish Hotel Market



## Population

Ireland has a population of 7.1 million people (including NI) with 1.3 million residents living in Dublin. The population is expected to grow to 5.7 million by 2031 (up from 5.15 million). Ireland also has one of the youngest populations in Europe, with 59% of people aged under 45, resulting in one of the lowest Old Age Dependency ratios compared with its European counterparts—a trend projected to continue until at least 2045.



## Real Consumer Spending

Real consumer spending is set to remain strong, with growth of 2.4% expected for 2026. As a key driver of real economic activity, this continued momentum will help sustain hotels that benefit from domestic demand, such as Knightsbrook.



## Strong Performing Economy

Ireland's economy is among the most globally connected, export led, and dynamically expanding in Europe. It is underpinned by a resilient labour market, public investment, and strong consumer spending. The Central Bank of Ireland forecasts GDP growth of 3.2% in 2026 and 3.4% in 2027. Ireland is also recognised internationally for its economic competitiveness, ranking as the world's 7th most competitive economy according to the International Institute for Management Development.



## Multi-Nationals in Ireland

Ireland, Dublin predominantly, has established itself as a major tech and corporate hub in Europe, home to the EMEA headquarters of leading global firms such as Google, Meta, Amazon, Microsoft, Salesforce, Citi, LinkedIn, Pfizer, Johnson & Johnson and Regeneron reinforcing its position as a powerhouse for international investment and technology-led employment.



## Leading European Destination

Across 2025, more than 6.4 million overseas visitors contributed over €5.5 billion to the Irish economy with an average length of stay of 7.5 nights.



## Attractive Tax Regime

Ireland operates a competitive 12.5% corporate tax rate, which has long been a key attraction for multinational companies, while a 15% minimum corporation tax rate applies to large multinationals with global revenues exceeding €750 million.



## Gateway City

Dublin benefits from accommodating tourists in transit and acts as a key gateway to other major Irish destinations such as Co. Meath. The city continues to grow as a major travel hub, thanks to its excellent links with the UK, mainland Europe and the US, with Dublin Airport being one of the few airports outside North America with full U.S. Preclearance.



## Unemployment Rate

Ireland's unemployment rate stood at 5% in 2025, remaining well below the EU average, while employment reached a record high of 2.8 million people by the end of 2025.

**"These proven qualities of the Irish Hotel Market enhance the potential for growth at this remarkable hotel, spa and golf resort."**

# Contacts

## BER Rating



## Key Contacts



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