



FAIRY TREES WINERY & DISTILLERY For Sale In Dunleer County Louth Ireland



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,010,802.57

Posizione

Nazione:	Ireland
Cap:	A92X22E
Pubblicato:	01/09/2026

Descrizione:

FAIRY TREES WINERY & DISTILLERY For Sale In Dunleer County Louth Ireland

Esales Property ID: es5555195

Fairy Trees Winery and Distillery Ltd

Willistown, Drumcar Road
Dunleer
Louth
A92X22E

FAIRY TREES WINERY & DISTILLERY - EXCLUSIVE BUSINESS ACQUISITION
OPPORTUNITY

Location: County Louth, Ireland

Transaction Type: Private Negotiation — Price on Application (POA)



A rare, high-caliber commercial opportunity has arisen to acquire Fairy Trees Winery & Distillery, one of Ireland's premier pioneering viticulture and distilling enterprises. Situated in the picturesque countryside of County Louth, this fully integrated business offers a turnkey platform combining an established vineyard, modern wine production infrastructure, a fully equipped spirit distillery, an influential consumer brand, and extensive direct-to-consumer tourism revenue streams.

Representing a category of its own within the rapidly growing Irish drinks sector, Fairy Trees pairs authentic local provenance with dual-engine production capabilities, offering a compelling proposition for strategic buyers, international drinks conglomerates, private investors, or family offices seeking a foothold in the European boutique beverage landscape.

Fairy Trees Winery enters the market with an exceptionally solid foundation, backed by an established alcohol business that already generates \$600,000 in annual turnover. This existing operation operates with a healthy 42% gross margin, proving both strong product-market fit and commercial viability. The reliable cash flow and high profitability from this core business provide immediate financial stability, significantly de-risking the expansion into the new winery brand.

By leveraging this established operational engine, Fairy Trees Winery is uniquely positioned to scale efficiently. The existing revenue stream provides the necessary working capital to fund vineyard operations, aging inventory, and targeted marketing without relying heavily on outside debt. Furthermore, the strong 42% margin offers a robust financial buffer, allowing the brand to optimize production, secure premium distribution channels, and capture long-term market share in the craft beverage sector.

THE VINEYARD & LAND HOLDINGS

Spanning approximately 20 acres (80938m²) of manicured, fertile land in County Louth, the property features a carefully cultivated, high-density planting of around 28,000 thriving vines. The vineyard benefits from a favorable microclimate and tailored soil management, enabling robust fruit yields tailored specifically for northern European viticulture.

The vineyard is structured to support both sustainable ongoing operations and potential future agricultural expansion. The terroir produces grapes with distinct acidity and vibrant flavor profiles, laying a strong, self-sustaining foundation for the entire Fairy Trees product ecosystem.

WINERY & DISTILLERY INFRASTRUCTURE

The physical facilities at Fairy Trees integrate raw agricultural production with refined downstream manufacturing. The estate contains a fully operational, commercial-scale winery alongside an expanded craft distillery, allowing a seamless transition from vine to glass under unified quality control.

* The Winery: Outfitted with contemporary pressing, temperature-controlled fermentation, cellaring, and bottling capabilities, the winery handles large-volume yields directly from the surrounding estate.

* The Distillery: The centerpiece of the spirit facility is a premium 600-litre copper pot still. Installed to diversify revenue streams and maximize asset utilization, this custom distillation setup unlocks immediate



production capacity for high-margin, small-batch spirits.

* Core Product Capabilities:

* Irish Grape Brandy: Leveraging house-grown grapes to produce a rare, highly marketable domestic Irish brandy.

* Wine-Based & Aged Spirits: Producing refined grappa, fortified wine spirits, and barrel-aged specialties.

* Custom & Experimental Batches: Infrastructure designed to accommodate low-volume, limited-edition runs, custom client distillations, or boutique contract manufacturing.

PRODUCT PORTFOLIO & PIPELINE DEVELOPMENT

The Fairy Trees brand carries established market equity, backed by a dynamic portfolio of existing commercial releases and an advanced R&D pipeline. The business is strategically positioned to capture market share across quiet-luxury, organic, and artisanal consumer segments.

* Established & Core Wine Lineup:

* BÁN White Wine: Crisp, vibrant, and expressive of the Louth terroir.

* DEARG Red Wine: A robust, carefully aged signature red.

* Rose & Sparkling Varieties: Refreshing summer offerings and traditional-method sparkling wines targeted at premium celebration markets.

* Oak-Aged Reserve Labels: Limited releases aged in select oak casks to maximize product margin.

* Distillery & Specialty Releases:

* Irish Wine Liqueur: A proprietary blend tapping into the burgeoning global digestif and cocktail markets.

* Small-Batch Spirits: Boutique gin, botanical spirits, and barrel-finished experimental products currently in development.

SALES CHANNELS & WINE TOURISM

Fairy Trees operates a diversified, resilient sales distribution model designed to maximize margins through multiple direct and B2B channels.

* Direct-to-Consumer (DTC) & E-Commerce: An established online retail store delivers recurring sales, backed by a loyal digital customer base across Ireland and Europe.

* Distribution & On-Premise Sales: Existing wholesale channels supplying regional off-licenses, luxury hospitality venues, and specialty wine retailers.

* Wine Tourism & On-Site Experiences: The property features infrastructure to host guided vineyard tours, cellar-door tastings, corporate events, and seasonal workshops—offering high-margin revenue directly at the source.

GROWTH POTENTIAL & STRATEGIC VALUE

Fairy Trees is considerably more than a land or agricultural purchase; it is a scalable platform positioned at the cross-section of Irish agricultural heritage and global craft beverage trends.



* **Scale Opportunities:** Clear avenues exist to expand acreage, increase total bottle production, expand export networks across North America and Asia, and extend the lifestyle brand into broader hospitality or resort concepts.

* **Distillery Synergy:** The inclusion of the 600-litre copper pot still allows a new owner to instantly generate revenue from non-grape spirits (such as Irish Whiskey or Botanical Gins) while waiting for wine vintages to mature.

ACQUISITION DETAILS

This business is offered for sale via Private Negotiation. Detailed financial records, comprehensive asset schedules, property surveys, and production capacities will be made available to verified, qualified buyers upon execution of a Non-Disclosure Agreement (NDA).

* **Ideal Buyers:** Beverage industry groups, regional wine/spirits producers seeking asset diversification, strategic private investors, or entrepreneurs passionate about scaling an authentic Irish luxury brand.

* **Inquiries:** Serious inquiries only. Please contact the representing brokers to initiate formal discussions and request the Confidential Information Memorandum (CIM).

About the Area

Dunleer is a vibrant, expanding town in County Louth, Ireland, ideally situated halfway between the larger urban hubs of Drogheda and Dundalk. Steeped in history, it grew historically as a key trading and post town on the ancient route between Dublin and Belfast. Today, Dunleer balances its rich heritage with modern residential growth, boasting a strong local economy powered by a mix of light manufacturing, agriculture, and small independent businesses along its traditional Main Street.

The town offers a welcoming, family-friendly community equipped with essential daily amenities, including primary and secondary schools, sports clubs, local shops, and traditional pubs. Residents enjoy close proximity to natural attractions, with the serene Rathescar Lake and Woodland Walk just a short drive away, providing picturesque walking trails and fishing spots. Its coastal neighbor, the seaside village of Annagassan, is also nearby, offering scenic coastal walks along the Irish Sea.

Dunleer's central geographical position makes it a major hub for commuters working across Leinster. Situated right along the M1 motorway corridor, the town provides direct, straightforward road access north towards Newry and Belfast, or south towards Leinster's urban centers. Public transit links are well-supported by regular regional bus services that connect Dunleer directly to surrounding towns and major cities.

For international travel, the nearest airport is Dublin Airport (DUB), located approximately 54 kilometers (33 miles) south down the M1 motorway. Under normal traffic conditions, the drive takes around 35 to 40 minutes, making the town exceptionally convenient for frequent travelers, commuters, and international visitors.

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Tenanted: Sì

Comune

Finito piedi quadrati: 80938 mq

Dimensione del lotto: 80938 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.921.215

