

For  
Sale



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# OUTSTANDING DEVELOPMENT SITE (SUBJECT TO PLANNING PERMISSION) OLD DUBLIN ROAD BALLAGHADERREEN CO. ROSCOMMON



## FEATURES:

- Arguably the best development lands ever to be sold in Ballaghaderreen
- Located just 200m east of Ballaghaderreen town centre
- Has c.150 metres' road frontage onto Old Dublin Road (L1244)
- Extends to c. 2.8 acres of development lands
- Presently in use as guesthouse and housing
- Offers significant development potential for retail use SPP
- Offers invited subject to the Grant of Planning Permission

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

PSRA Licence No. 001318

## LOCATION

Strategically positioned just 200m from the centre of Ballaghadereen. The lands are positioned on the south side of the Old Dublin Road (L1244). This is a mixed use location close to the Aurivo processing plant and Ballaghadereen Business Park. The town centre is located just to the west and comprises a range of retailers and professional service providers.

Ballaghadereen has a population of about 2,000 and located in West County Roscommon close to the border with County Mayo. Being by passed a number of years ago, the town benefit from good road connectivity being on the N5 and number of regional roads. The town is within reach of a number of others towns in the region.

Castlebar 54kms, Ballyhaunis 22kms, Swinford 27kms, Knock Airport 24kms, Castlerea 20kms, Roscommon 45kms, Sligo 49kms, Boyle 24kms, Dublin 182kms.

## DESCRIPTION

Comprises a former guesthouses and various residential units across a site of some 2.8 Acres. The lands have c 150 direct road frontage are relatively flat are affectively in a rectangular shape.

## LAND AREA

The developable lands area is approximately 1.13 Hectares (2.8 Acres)

## SERVICES

We understand that all mains services are connected/are available to the lands.

## ZONING

The lands are located within the Ballaghadereen Local Area Plan 2017-2023 and zoned Leisure Tourism and states, *Consider developments for leisure and recreational based activities including appropriately scaled coffee shops, hotel, restaurant and public house.*

## DEVELOPMENT POTENTIAL

This site offers obvious development potential for what is most likely to be a Retail lead development or for a substantial mixed use scheme comprising retail/commercial and housing.

## TITLE

Registered Freehold Title held within Folios RN5960 and RN10247F

## SALE PROCESS

The lands are being offered sale strictly off market and privately. They are being sold subject to planning permission for an agreed development which may also require rezoning.

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**FOR FURTHER INFORMATION -** Contact Gerard O'Toole, O'Toole & Co. (098) 28000 or [info@tot.ie](mailto:info@tot.ie)

**€ PRICE ON APPLICATION**

## **DIRECTIONS**

Take the Old Dublin Road east out of Ballaghderreen and the subject property is prominently located on the left (north) side of the road.

