

Approx. 4.85 ha (12.0 acres) at

DUBLIN ROAD

Mullingar, Co. Westmeath



For Sale By Private Treaty
Superb Residential Development Opportunity (S.P.P)

KEY POINTS

- ▶ Excellent residential development opportunity (S.P.P)
- ▶ Sought after location close to Mullingar Town Centre and N4 Motorway
- ▶ Mature setting with surrounding institutional uses
- ▶ Comprising two parcels extending to approx. 4.85 ha (12.0 acres)
- ▶ Architect's Feasibility Study indicates a scheme of 116 no. units



MULLINGAR BUSINESS PARK

MULLINGAR HARRIERS ATHLETIC CLUB

MULLINGAR TRAIN STATION

PATRICKS STREET

MULLINGAR GREYHOUND STADIUM

HARBOUR PLACE S.C.

MULLINGAR PARK

MULLINGAR COMMUNITY COLLEGE

AUSTIN FRIAR STREET

CUSACK PARK

SITE 1

ROYAL CANAL WAY

DUBLIN ROAD

DELVIN ROAD

ST CONLAN'S NATIONAL SCHOOL

SITE 2

RIGHT OF WAY



THE PROPERTY

The property comprises two adjoining (but not interconnected) greenfield sites extending to a total of approx. 4.85 ha (12.0 acres). The areas extend to approx. 2.39 ha (5.90 acres) and 2.46 ha (6.10 acres) respectively. Both plots have the benefit of primary frontage onto the Dublin Road with additional profile to the Delvin Road to the north. The eastern portion also has frontage to the adjoining Bellview residential estate.



MULLINGAR

Mullingar, the county town of Westmeath, is a vibrant commercial and service centre for a wide hinterland.

Mullingar is situated off the N4 national primary route (Dublin to Sligo) Road approx. 80 kms (50 miles) west of Dublin City. The population of Mullingar was just under 21,000 as at Census 2016, this is forecasted to grow to 26,000 by 2027.

The town is served by mainline and commuter rail services with frequent services to Dublin Connolly and Pearse Street stations.

The subject property is located on the north-side of the Dublin Road approx. 700 metres east of Mullingar Town Centre and 1.8 km west of junction 15 of the N4 Motorway. The property is adjoined by St Paul's R.C Church, St. Colman's National School and the Meath Diocesan Office (former Bishops Residence).



FEASIBILITY STUDY

A feasibility study has been undertaken in respect of the potential future development potential of the land by ALTU Architects. It suggests a potential scheme of development (subject to planning consent) comprising 116 no. units. Full details and a copy of the feasibility study are available upon request.



ACCOMODATION SCHEDULE

The feasibility study indicates potential for an attractive scheme comprising entirely of house units. A breakdown of the residential mix is shown in the table below:

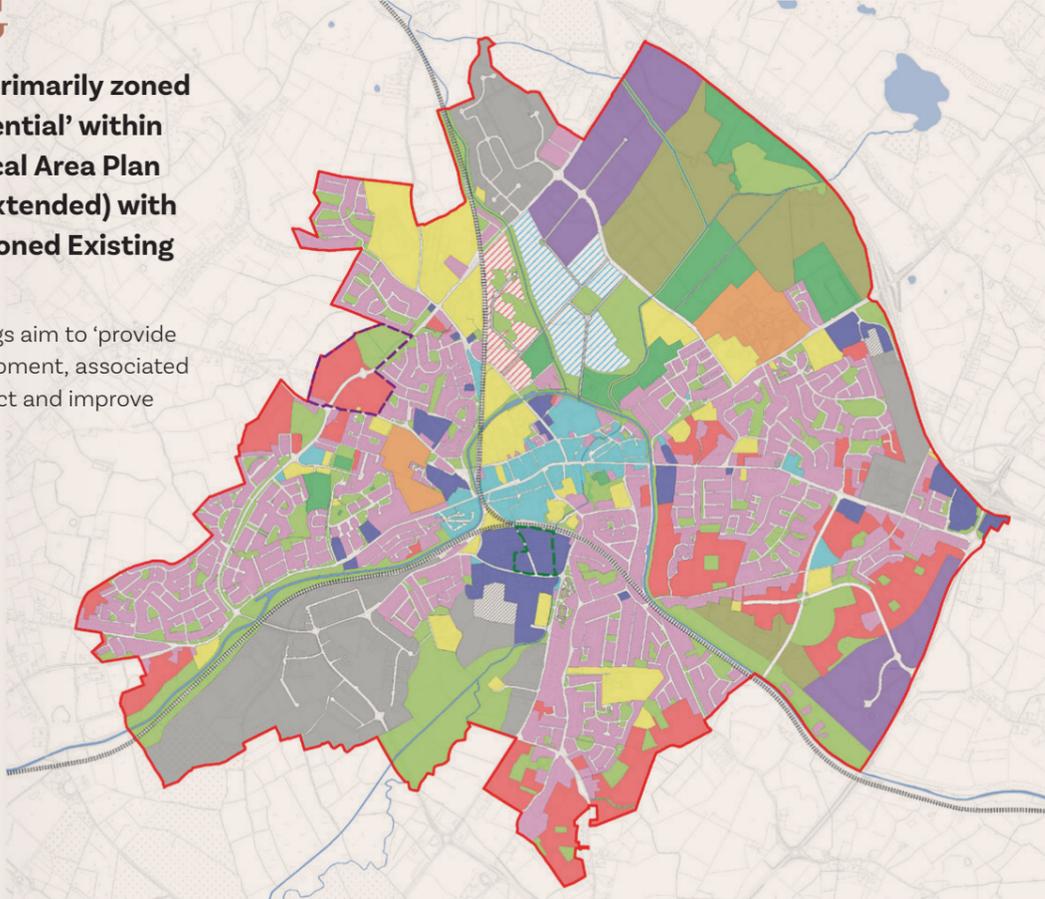
Residential Mix

3-Bed	115m ² Terraces	24
4-Bed+Study	160m ² Semi-Detached	54
3-Bed+Study	110m ² Cottage	11
2-Bed+Study	105m ² Mews	27
Total	Total	116 units

ZONING

The property is primarily zoned 'Proposed Residential' within the Mullingar Local Area Plan 2014-2020 (as extended) with a small portion zoned Existing Residential.

These land use zonings aim to 'provide for residential development, associated services and to protect and improve residential amenity'.



- LEGEND**
- EXISTING RESIDENTIAL
 - PROPOSED RESIDENTIAL
 - GENERAL URBAN DISTRICT
 - MIXED USE
 - MIXED URBAN CORE
 - EDUCATION, COMMUNITY & INSTITUTIONAL
 - OPEN SPACE
 - SPORT RECREATIONAL
 - COMMERCIAL
 - ENTERPRISE & EMPLOYMENT
 - RETAIL WAREHOUSING
 - INNOVATION TECHNOLOGY
 - MAJOR REGENERATION OPPORT. SITE
 - AGRICULTURAL
 - REDEVELOPMENT AREA
 - URBAN DESIGN FRAMEWORK PLAN
 - CANALS AND WATER COURSES
 - RAILWAY
 - LOCAL AREA PLAN BOUNDARY



SERVICES

We understand all main services are available in the vicinity of the subject property. All interested parties should satisfy themselves on the location and availability of services.

TITLE

Understood to be freehold.

SALES PROCESS

The property is being offered for sale by Private Treaty.

VIEWING

By appointment with joint agents.

BER

Exempt

SOLICITOR

Moynihan & Co Solicitors

Blackhall Court,
Blackhall Place,
Mullingar,
Co. Westmeath

Aoife Moynihan

info@moynihan.ie
+353 44 933 4438

JOINT AGENTS



Hambleden House
19-26 Pembroke Street Lower
Dublin 2

www.bannon.ie

Licence No: 001830

Niall Brereton

nbrereton@bannon.ie
+353 86 809 8164

Jamie Brindley

jbrindley@bannon.ie
+353 86 261 0268



34 Mount Street
Mullingar
Co. Westmeath

www.jlm.ie

Licence No: 001974

Padraic Murtagh

padraic@jlm.ie
+353 87 149 3970

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