

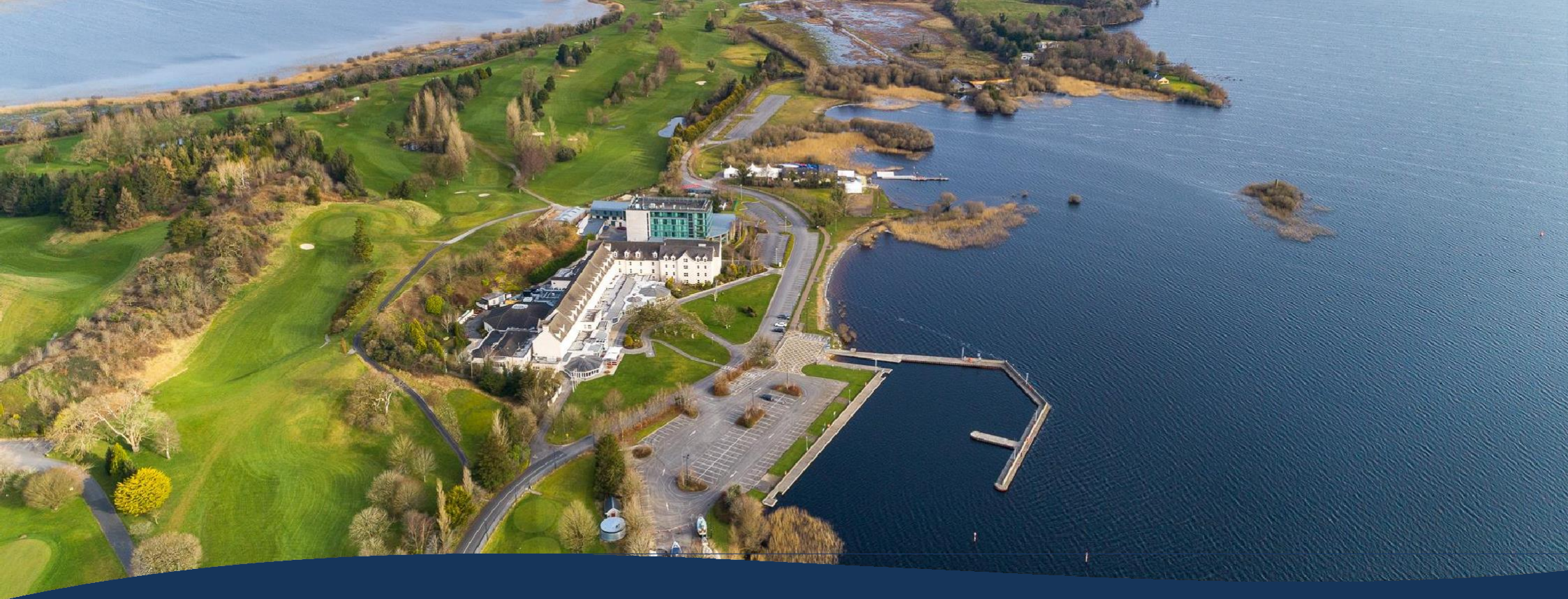
For Sale

Guide Price: €3,000,000



Development Site
Barrymore,
Athlone.





Pivotal Location:

Barrymore is one of Athlone's most sought after and exclusive residential areas. Only a short walk from the shores of Lough Ree, The Hodson Bay Hotel, Athlone Golf Club, and five minutes' drive from Athlone town centre. Barrymore and Hodson Bay continually command the premier prices paid for homes in the Athlone residential market, a trend that will continue for this development of new homes upon their construction. Located just off the N61 Athlone to Roscommon Road commuters will find themselves in the centre of Athlone town and on the M6 Dublin / Galway motorway within minutes. Also situated within close proximity is the local primary school at Ballybay.

Athlone continues to experience significant population and economic growth. It benefits greatly from its central Ireland location, and has been identified at Government and Regional Level as a key strategic town to act as an economic driver and a strategic employment location. Athlone has benefited greatly from the location of large pharmaceutical and technology employers including Ericsson, Medtronic and Alkermes (formerly Elan). There is currently a severe shortage of residential property at all levels of the market from executive to starter homes available for purchase in the town and the surrounding areas which needs to be addressed.

The Site:

The land offer for sale is contained in two separate parcels situated a short distance apart. The larger of the two is a regular shaped 5.98 hectare (14.77 acre), elevated parcel of land. Designed by Collis Boyd Engineers & Architects, planning permission for phase one of development stands on this parcel and consists of 15 large, executive style detached homes, granted under planning file 19593 from Roscommon County Council. It is anticipated that a further 23 houses will be granted planning permission under phase two of the development bringing the total number to 38. In addition to this there is an additional 1.11 hectares (2.75 acres) approx. located to the rear of this site, these lands are presently zoned as transitional agriculture under the existing County development plan which is currently under review. All main services run adjacent to the site and are available for connection subject to application.

On the opposite side of the Barrymore road is an additional 2.28ha / 5.63 acres of which the front 0.80ha / 2.0 acres approximately are zoned for residential development. The remaining lands in this parcel are presently zoned as transitional agriculture.



The Development & Market:

This development will lead in the way in terms of new build prestige and prices for the midlands. Athlone presently has demand for executive style new homes with no supply of such houses currently available. Potential house buyers will come mainly from families who wish to trade up as well as first time buyers employed many of Athlone's pharma and technology industries. We also envisage there being interest from empty nesters wishing to remain in the neighbourhood but wanting to move to a home with more manageable external areas.



No.	Type	Beds	Sq.m	Sq.ft.
1	B1	3	255	2,740
2	B2	4	250	2,686
3	B1	3	255	2,740
4	B2	4	250	2,686
5	C	4	275	2,955
6	A	3-4	210	2,256
7	C	4	275	2,955
8	E	4	335	3,590
9	D	4	300	3,223
10	E	4	335	3,590
11	D	4	300	3,223
12	C	4	275	2,955
13	B1	3	255	2,740
14	B2	4	250	2,686
15	D	4	300	3,223



Athlone

N6 exit 12

M6 Dublin - Galway

N61 Athlone - Roscommon

FOR ANY ENQUIRES, PLEASE CONTACT:



Dermot O'Meara
Managing Director
Sherry FitzGerald O'Meara,
T: 0906475500
M: 0862551082
dermot@sherryfitzomeara.ie



© SHERRY FITZGERALD GROUP – THE MATERIAL CONTAINED WITHIN IS NOT TO BE USED OR REPRODUCED WITHOUT COPYRIGHT CONSENT

CONDITIONS TO BE NOTED: *A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions*