



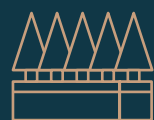
15 Acres at Hodson Bay

CO. ROSCOMMON

FOR SALE BY PRIVATE TREATY



**Opportunity to acquire prime
lands adjacent to the shore
of Lough Ree and the well
renowned Hodson Bay Hotel**



Excellent land holding with strong
development potential extending
to 15 Acres (6.07 Hectares)



Located in the sought-
after residential location
of Hodson Bay



Located close to large
towns Athlone, Tullamore
and Mullingar



An array of amenities
and leisure facilities
available locally

LOCATION

The subject site is located in Hodson Bay, County Roscommon adjacent to Athlone Golf Club, The Hodson Bay Hotel and Lough Ree.



Hodson Bay is a popular residential location with a number of sought-after housing developments in the immediate vicinity.

Located 10 minutes outside Athlone Town, Co. Westmeath just off the N61 access to the M6 allows people to commute to other nearby large towns such as Roscommon, Mullingar and Tullamore.

The subject site benefits from many different amenities such as Athlone Golf Club, The Hodson Bay Hotel, Bay Sports and several different schools and restaurants within the surrounding area.

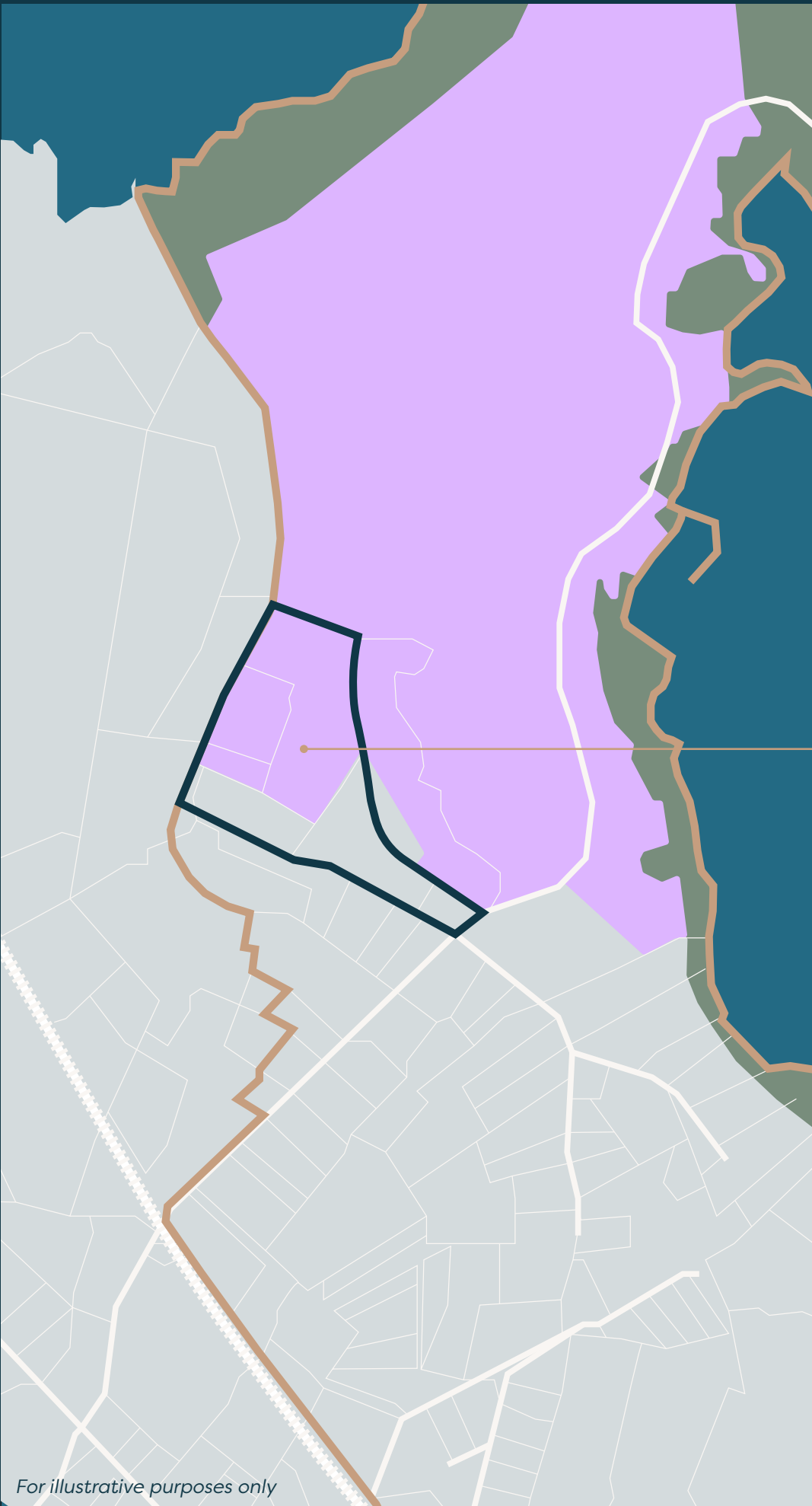


DESCRIPTION

The subject site comprises a greenfield located just off the N61 in Hodson Bay, adjacent to Athlone Golf Club and The Hodson Bay Hotel.

The subject site which extends to approximately 15 acres is irregular in shape and consists of greenfield land throughout. The lands are generally flat, with defined boundaries made up of trees, hedgerows and fencing.

There is a 4-bedroom bungalow situated at the entrance to the site fronting onto the L2020 road. We understand this extends to approximately 177 sq m (1,900 sq ft). As stated, it borders Athlone Golf Club to the east and marshlands to the northwest.



For illustrative purposes only

ZONING

The Hodson Bay/Barrymore area is a distinctly different settlement type, which does not have its origins in a traditional village setting. It has instead evolved in part due to its lakeside position and the associated development of tourism and leisure facilities in the immediate vicinity, and has also developed as a sought-after residential location on the periphery of Athlone.

We understand that the site is split into two zonings:

- 7.5 Ac Zoned Tourism
- 7.5 Ac Zoned White Lands

THE BUNGALOW



CGI

FURTHER INFORMATION

Data Room

For access to the data room, please contact the selling agents.

Method of Sale

The subject site is being offered for sale by Private Treaty.

BER



Title

It is understood that the property is held freehold.

Services

Interest parties are advised to satisfy themselves on the availability and adequacy of all services.

SELLING AGENTS



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