

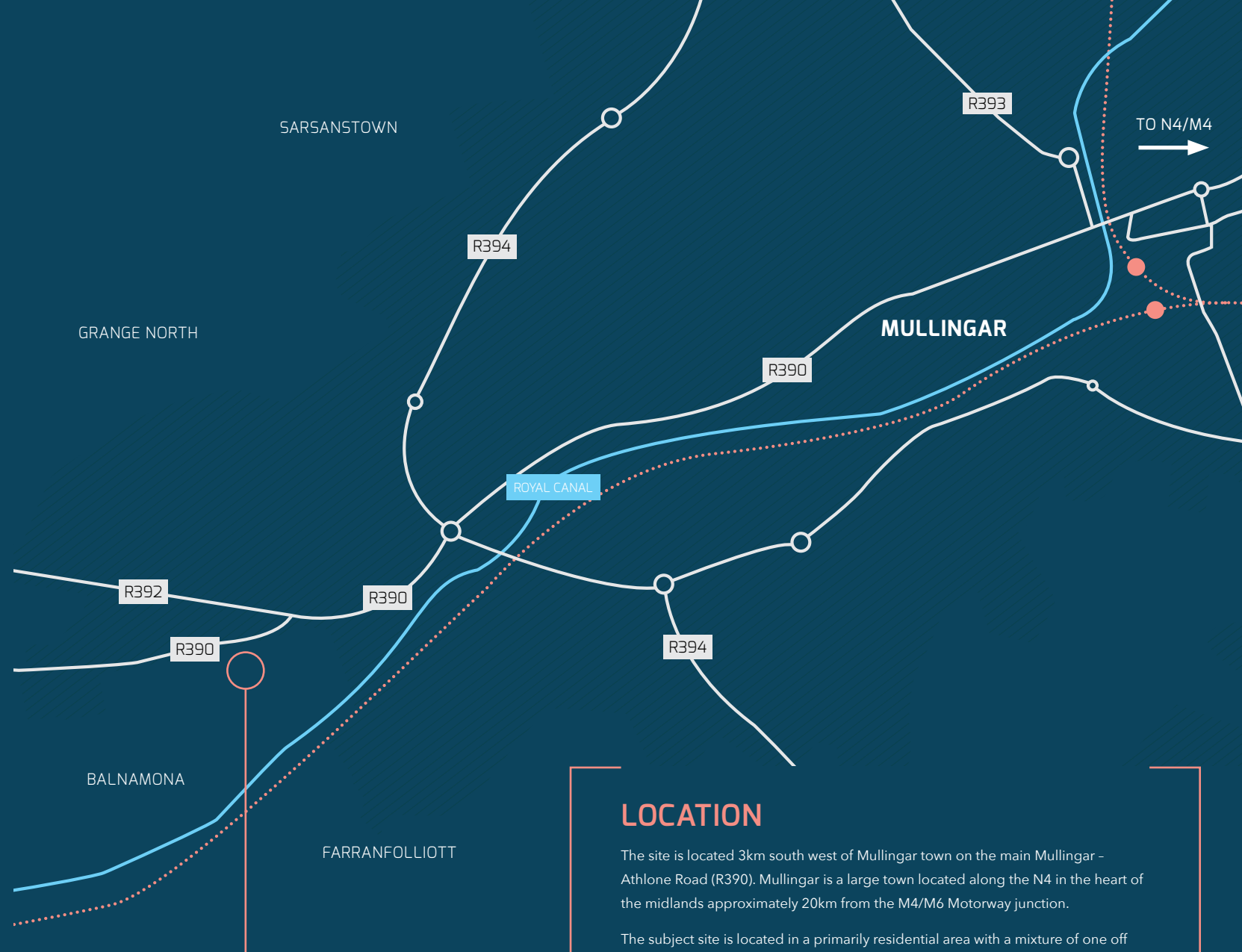
LANDS AT CHARLESTOWN

MULLINGAR, CO WESTMEATH

FOR SALE BY PRIVATE TREATY

SUMMARY

- Prime Development Opportunity located in an excellent residential location.
- Site extending to approx. 4.87ha (12.04 acres)
- Located along the R390 (Athlone Road) just a 10 minute drive to the N4/M4 Motorway linking Dublin and Sligo.
- Adjacent to Mullingar Business Park, Newbrook Nursing Home and The Royal Canal and within a short distance to Mullingar Town Centre and Train Station.
- The majority of the subject lands are located within an area zoned Residential - which is "to provide for residential development, associated services and to protect and improve residential amenity." within the Mullingar Local Area Plan 2014 - 2020.



LOCATION

The site is located 3km south west of Mullingar town on the main Mullingar - Athlone Road (R390). Mullingar is a large town located along the N4 in the heart of the midlands approximately 20km from the M4/M6 Motorway junction.

The subject site is located in a primarily residential area with a mixture of one off housing and large scale housing development as well as some commercial interests interspersed. High quality residential developments of note in the immediate area include Cloon Lara, Green Park and Ardilaun. Mullingar Business Park is located to the south east of the site just off the R394.

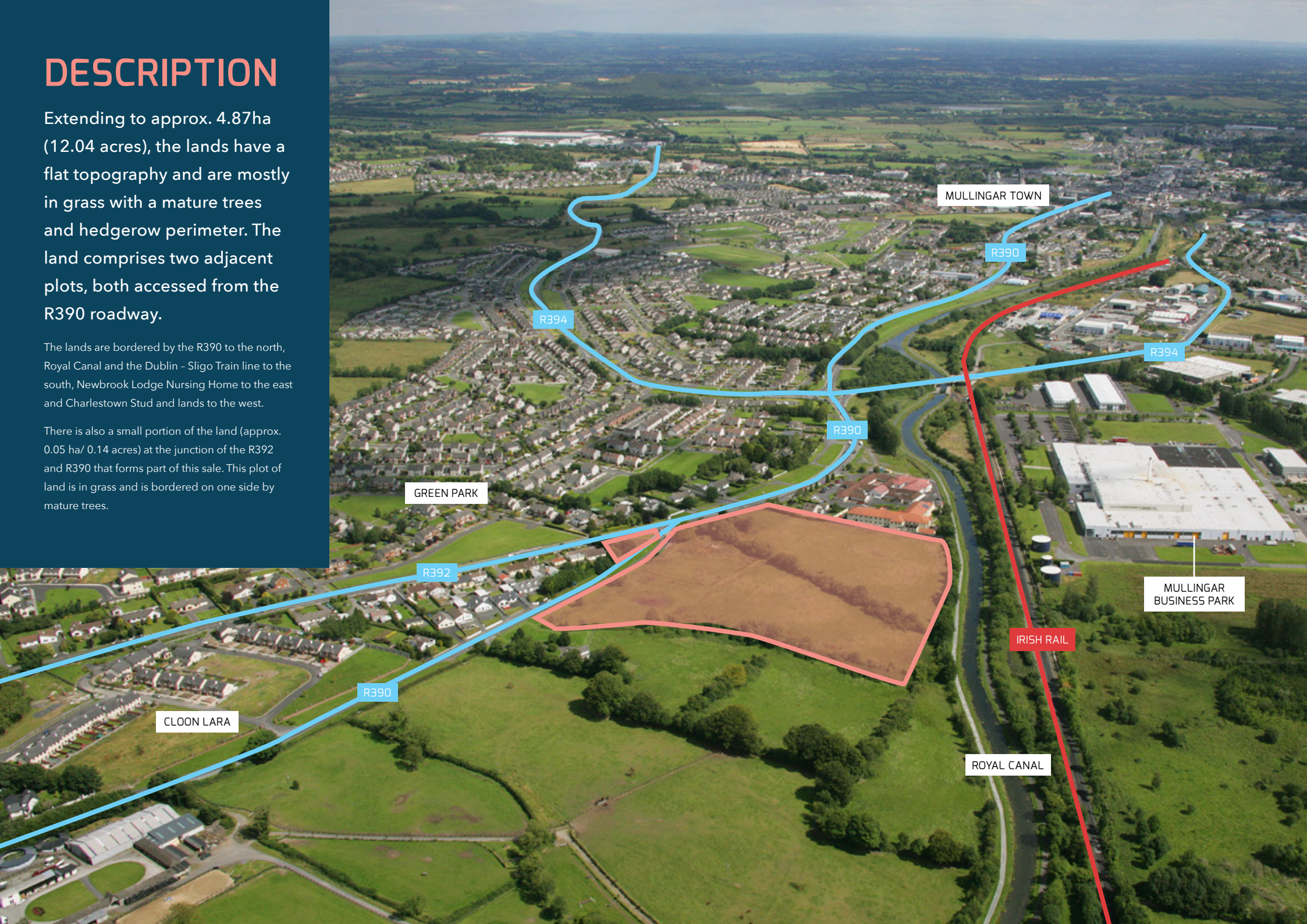
Mullingar is well serviced by bus and rail links to and from Dublin City and there are a range of amenities and shopping facilities in the town itself.

DESCRIPTION

Extending to approx. 4.87ha (12.04 acres), the lands have a flat topography and are mostly in grass with a mature trees and hedgerow perimeter. The land comprises two adjacent plots, both accessed from the R390 roadway.

The lands are bordered by the R390 to the north, Royal Canal and the Dublin - Sligo Train line to the south, Newbrook Lodge Nursing Home to the east and Charlestown Stud and lands to the west.

There is also a small portion of the land (approx. 0.05 ha/ 0.14 acres) at the junction of the R392 and R390 that forms part of this sale. This plot of land is in grass and is bordered on one side by mature trees.



MULLINGAR TOWN

R390

R394

R390

GREEN PARK

R392

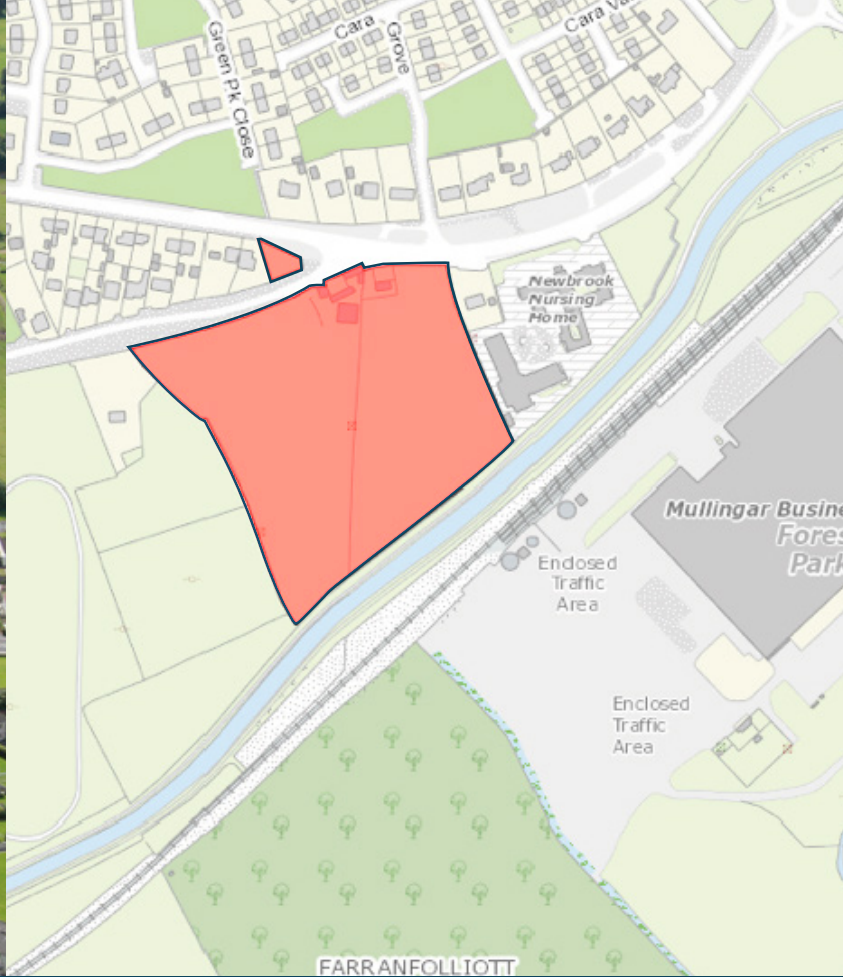
MULLINGAR BUSINESS PARK

IRISH RAIL

CLOON LARA

R390

ROYAL CANAL



TOWN PLANNING / ZONING

There are a number of zonings on the subject site.

ZONING	APPROX. SIZE (ACRES)
Existing Residential	1.59
Proposed Residential	7.80
Open Space	2.65

The majority of the subject property is in an area zoned **Residential**; which is "to provide for residential development, associated services and to protect and improve residential amenity." within the Mullingar Local Area Plan 2014-2020.

USES PERMITTED IN PRINCIPLE
Crèche/ Nursery, Doctor/Dentist, Dwelling, Residential, Open Space, Retirement Home, Shops (local).

The southern portion of the site, running along the Royal Canal is situated in an area zoned **Open Space**; which is "to provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas, including public open spaces" within the Mullingar Local Area Plan 2014 - 2020.

USES PERMITTED IN PRINCIPLE
Cultural Use, Open Space.

PLANNING HISTORY

The subject site forms part of a larger holding that has the benefit of full planning permission (Ref 075217) for the construction of a mixed use development scheme comprising 289 no. residential units, a community centre, a creche, a neighbourhood centre (comprising 3 no. retail units).

The permission should set a good precedence going forward with regard to any future planning permission being granted on the subject site alone.

This permission has been extended until June 2018.

TITLE

We understand that the property is held freehold.

SERVICES

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

VIEWINGS

Viewings are to be arranged by appointment through the sole selling agents.

SELLING AGENT



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