

## LAND

Bogganfin,  
Roscommon Road  
Athlone,  
Co. Roscommon

**POWER**  
PROPERTY

**FOR SALE BY PRIVATE TREATY**



High Profile development site located at Junction 12 on the M6 Dublin to Galway Motorway with frontage onto the N61 Roscommon Road

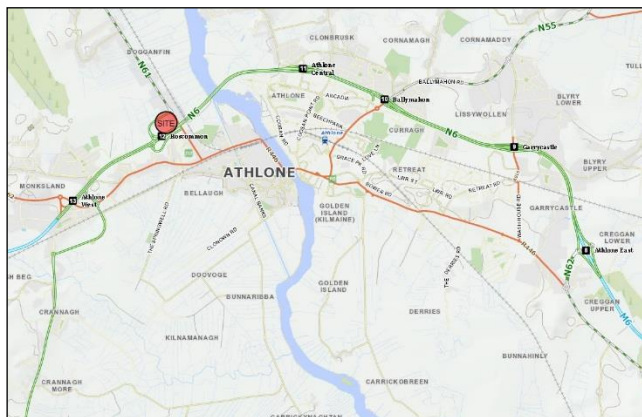
1.4 Ha (3.47 acres) site which is zoned for “District Centre” uses under the Monksland Bealnamulla (Athlone West) Local Area Plan 2010 – 2016.

Strategic development site on one of the busiest approach roads into Athlone

**tel: +353 90 648 9000**  
**www.ppg.ie**

## LOCATION

The site is located at the junction of the M6 Dublin to Galway Motorway and the N61 Athlone to Roscommon Road. The property is located in Co. Roscommon yet is just 3KM from Athlone Town Centre.



## DESCRIPTION

The property is a brownfield site which was formerly used as a warehouse and distribution centre. The site includes a 4 bedroom detached residential property which can be excluded if preferred, a disused warehouse/ shed and a fenced compound. The site has great frontage to the link road leading to and from the eastbound carriageway on the M6.

## ACCOMMODATION:

Description:	Hectares	Acres
Zoned Development site	1.4	3.47

## TITLE

Freehold Folios RN34263 & RN15828F

## ZONING

Zoned for "District Centre" uses under the Monksland Bealnamullia (Athlone West) Development Plan 2010 – 2016.

## RATEABLE VALUATION

Available on application

## QUOTING PRICE

Seeking offers in excess of €400,000

## SERVICE CHARGES

Details available on request

## VIEWING

Strictly by appointment with the sole agents  
Power Property

## CONTACT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

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