

For Sale

Prime Property On C. 3.50 Acres,
Former 'Sliabh Ban Hotel' & 2 No Residences Adjoining,
Ballyleague, Co. Roscommon

DOUGLAS NEWMAN GOOD

DNG

IVAN
CONNAUGHTON



Price on Application



PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon, F42 TW70

Tel: 090-6663700

Email: info@dngivanconnaughton.ie

Property Details

Prime property to come to market comprising former hotel with 2 no. residences (1 x 3 bedroom and 1 x 2 bedroom) adjoining with an overall floor area of 9,926 sq.ft, holding huge potential for renovation into previous use or any commercial/residential venture. The property stands overall on c. 3.50 Acres, overlooking Lough Ree/River Shannon, adjacent Marina and within walking distance of all amenities. The lands previously had planning permission for 22 No. Residences, Public House and Restaurant. This is a unique opportunity for investors/developers to acquire prime lands in much sought after area with potential to demolish or re-develop existing buildings.

Ideally positioned on the Roscommon–Longford border, the property benefits from excellent accessibility and a scenic riverside location, with nearby attractions including Lough Ree, the River Shannon, walking and cycling trails, fishing, boating, and a wealth of outdoor recreational amenities. The surrounding area continues to attract both domestic and international visitors seeking to experience the natural beauty and heritage of the region.

This property enjoys an enviable location overlooking the River Shannon, adjacent to the Ballyleague and Lanesborough Marina, providing direct access to one of Ireland's most celebrated inland waterways. The marina is a popular stop along the Shannon navigation, welcoming cruising boats and leisure craft throughout the boating season. Visitors can enjoy a vibrant riverside atmosphere, with mooring facilities, scenic waterfront walks, and easy access to the extensive Shannon–Erne waterway network. The area is a favourite destination for boating enthusiasts, anglers, paddle sports, and water-based recreation, while the nearby Lough Ree offers exceptional opportunities for cruising, fishing, birdwatching, and exploring the many islands and sheltered bays. The marina attracts a steady flow of domestic and international visitors, contributing to the area's tourism appeal and supporting local hospitality businesses. Combined with the stunning riverside setting and proximity to Ireland's Hidden Heartlands, the location provides an attractive base for visitors seeking relaxation, outdoor adventure, and easy access to the natural beauty of the Shannon region.

The property benefits from excellent connectivity to the national road network, with the N63 providing direct links to the N5 and N4, facilitating convenient access throughout the Midlands and west of Ireland. Dublin City is approximately 145 km away (circa 1 hour 50 minutes), Galway is approximately 120 km (circa 1 hour 40 minutes), while Ireland West Airport Knock can be reached in approximately 75 minutes. Dublin Airport is accessible in just over two hours, providing extensive domestic and international connectivity.

The existing accommodation, extensive floor area, and generous site offer flexibility for refurbishment, repositioning, or redevelopment. Potential alternative uses may include a boutique hotel, guesthouse, serviced accommodation, residential apartments, a mixed-use development incorporating hospitality and residential elements, retirement or assisted living accommodation, office or co-working space, wellness facilities, or other tourism-related enterprises.

Given its position within an established tourism destination on the River Shannon and its proximity to Lough Ree, the property is well placed to capitalise on growing demand for leisure, residential, and experiential tourism offerings. The combination of strong regional connectivity, an established trading history, and a prominent riverside setting presents an attractive proposition for investors, developers, owner-operators, and hospitality groups seeking to create a distinctive destination asset.

The auctioneer invites enquiries and offers for immediate sale.

Viewing is strictly by appointment with Ivan Connaughton Auctioneer.



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Floor 0

Approximate total area[®]
9926 ft²
922.1 m²

Reduced headroom
10 ft²
0.9 m²



Floor 1

(1) Excluding balconies and terraces.

Reduced headroom
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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