

FOR SALE | By private treaty | N39 P6E5

POWER
PROPERTY

Limerick | Galway | Athlone

Convent & Lands, Main Street, Lanesborough, Co. Longford

COMMERCIAL



Unique Opportunity

Former Convent comprising c. 800 sq. m. located on Main Street, in Lanesborough.

Lands to the rear of the convent comprising c. 2.3 ha (5.68 acres) with access adjacent to the National School Carpark at the North East Corner

The property is being offered for sale in one or two lots.

Suitable to a variety of uses subject to planning permission.



ENQUIRIES TO

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FOR SALE | By private treaty | N39 P685**DESCRIPTION**

A unique opportunity to acquire a former convent and lands in Lanesborough, Co. Longford. The property is for sale in either one or two lots. The convent and lands can be sold separately or in one lot together.

The convent comprises c. 800 sq. m. (8,611 sq. ft.) and is laid out over ground, first and second floor. The property comes to the market in a fair condition with parts of the building requiring restoration. The convent is located in an area zoned commercial/residential. The first-floor classrooms were changed in to offices under Planning Ref: 055548.

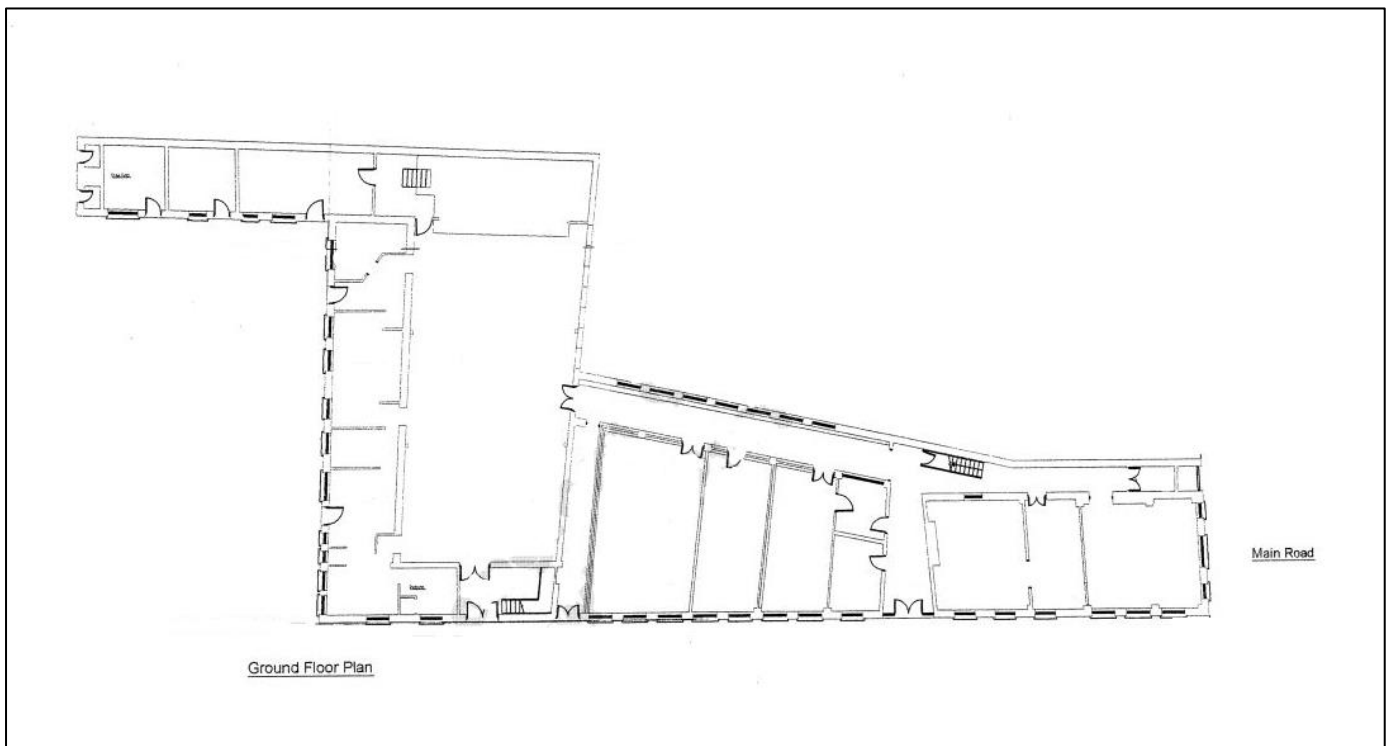
The convent would be suited to a variety of uses (subject to planning permission).

The lands to the rear of 2.3 ha (5.68 acres) are good quality lands that are currently used for grazing in the spring / summer. The lands are currently zoned Social/Community/Education/Public Utility which is to quality primarily provide for educational, health, social, cultural, religious and community facilities.

The lands have a positive planning history, in that Longford County Council previously granted planning permission for 48 units on the land in 2004, this planning application has now lapsed.

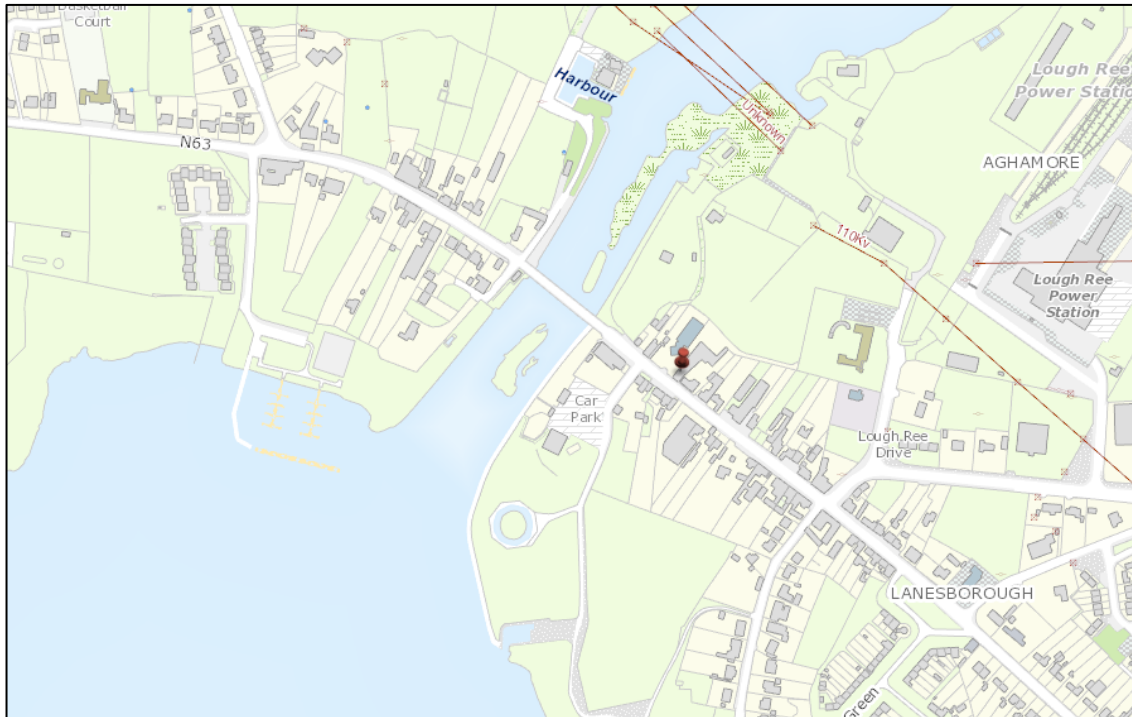
FEATURES

- Former Convent comprising c. 800 sq. m. (8,611 sq. ft.) with frontage on to Main Street, Lanesborough
- Site Area of 2.51 ha (6.2 acres)
- Land to the rear comprising 2.3 ha (5.68 acres) with expired planning permission for 48 units with separate access adjacent to Lanesborough Primary School
- Available for sale in one or two lots



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**LOCATION**

Lanesborough – Ballyleague or more commonly known as just Lanesborough is a town in the midlands with a population of circa 800 people. Lanesborough is on the County Longford (east) side and Ballyleague on the County Roscommon (west) side of the River Shannon. They are located at the northern tip of Lough Ree on the N63 national secondary road.

The nearest urban centres are Longford town (16 km north-east on the N63) and Roscommon Town (15 km south-west on the N63). Ballymahon is 20 km south-east on the R392.

LOTS

- Lot 1 - Former Convent comprising c. 800 sq. m. (8,611 sq. ft.)
- Lot 2 - Land to the rear comprising 2.3 ha (5.68 acres)
- Lot 3 – Former Convent Site & Lands comprising 2.51 ha (6.2 acres)

VIEWING

Strictly by appointment with the sole agents Power Property

BER RATING**BER F**

BER No: 800770802

Energy performance Indicator: 375.82 kWh/m²/yr**RATEABLE VALUATION**

€317 (2020) – For the office element only
26.59m²

QUOTING PRICE

On Application

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