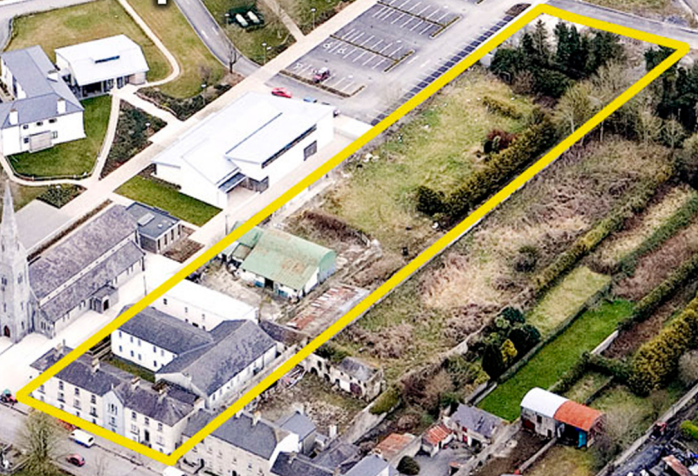


**FOR SALE BY PRIVATE TREATY**

Moate Nursing Home/  
Retirement Village

Old Dublin Road

Carmelite Priory

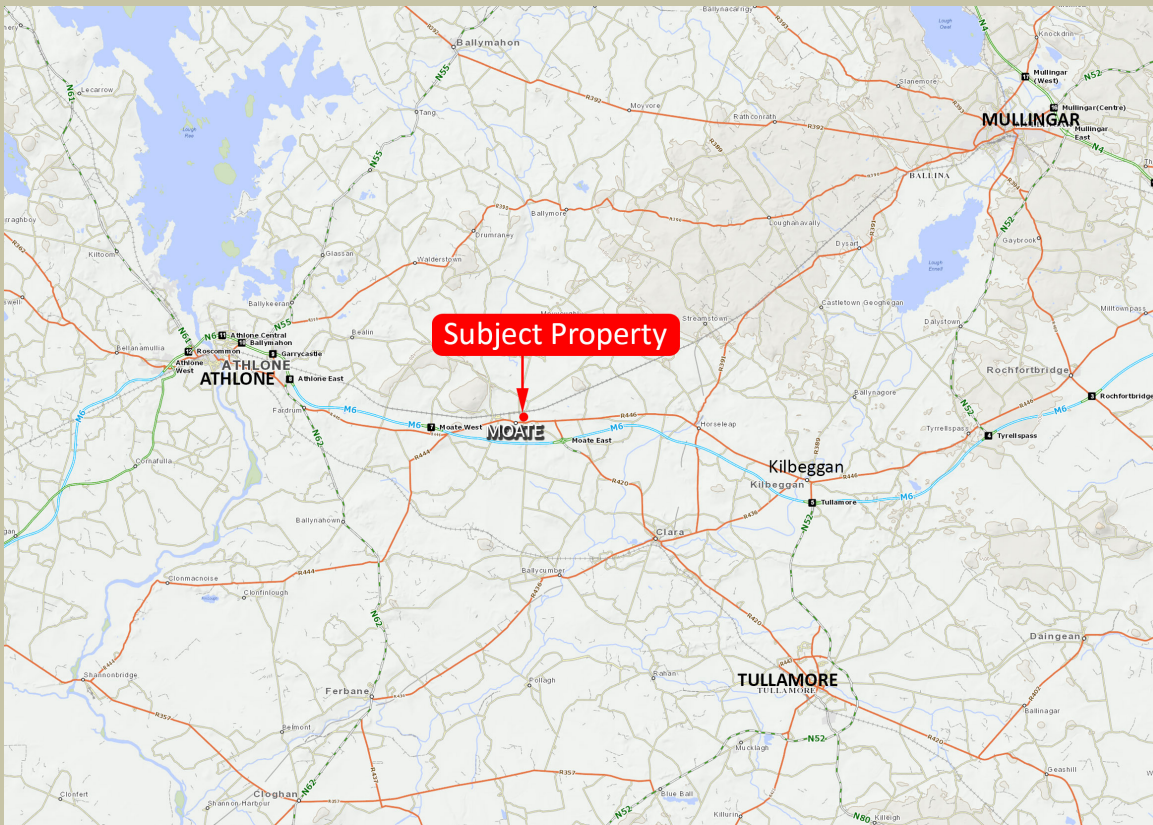


**NEWTOWN ROAD, MOATE, CO. WESTMEATH**





# FOR SALE BY PRIVATE TREATY



- Town Centre refurbishment/redevelopment opportunity
- Extensive buildings extending to approx. 1,430 sq.m (15,395 sq.ft)
- Situated on a site of 0.61 ha (1.5 acres) majority zoned 'Residential'
- Potential for an infill residential scheme (subject to planning)

## LOCATION

Moate is located 18 kms east of Athlone and 22 kms north-west of Tullamore.

Excellent accessibility to the M6 (Dublin to Galway Road) via Junctions 6 & 7.

Situated 175 metres north of Main Street on the Newtown Road.

Immediately adjoins Moate Nursing Home/Retirement Village and Carmelite Priory.





## DESCRIPTION

Extensive former monastery and school buildings in need of refurbishment.

Situated on a site 0.61 ha (1.5 acres) majority zoned 'Residential'.

Potential for an infill residential scheme to rear (subject to planning).

The approximate gross internal floor areas of the buildings are as follows:

Description	sq.m	sq.ft
<b>Former School Building</b> Two storey over lower ground level period building laid out in classrooms and dormitories	780	8,395
<b>Former Monastery Building</b> Two storey 1960'S building - former Carmelite Priory	650	7,000
<b>Total</b>	1,430	15,395
<b>Outbuildings &amp; Stores</b>	543	5,844

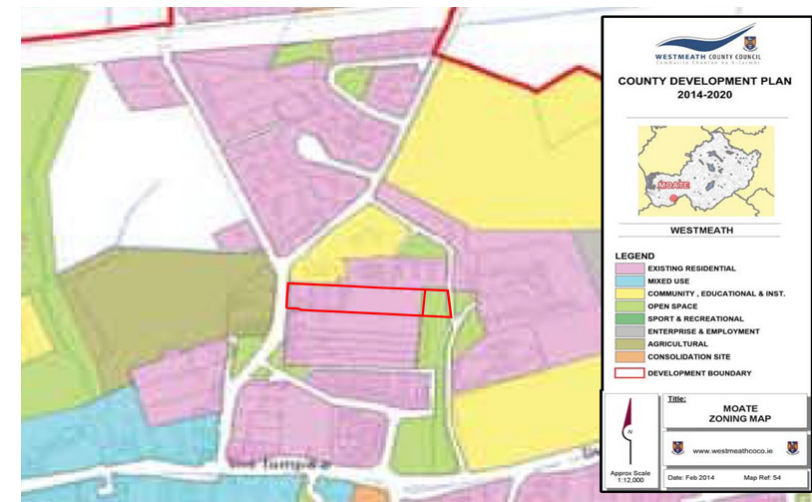
Note: Intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

## ZONING

Majority zoned 'Existing Residential' within the Westmeath County Development Plan 2014-2020.

A portion to the rear is zoned 'Open Space'.

The former school building is a Protected Structure within the County Development Plan..



## AGENTS



Tel: +353 1 6477900  
[www.bannon.ie](http://www.bannon.ie)

PSRA:001830

Property Consultants and Chartered Valuation Surveyors  
Hambleton House  
19/26 Pembroke Street Lower  
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## JOINT AGENTS



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[athlone@powercs.ie](mailto:athlone@powercs.ie)

Newtown Road, Moate, Co. Westmeath

## Title

Understood to be part long leasehold/part freehold

## BER

Exempt

## Price

On application

## Viewings

Strictly by appointment only

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