

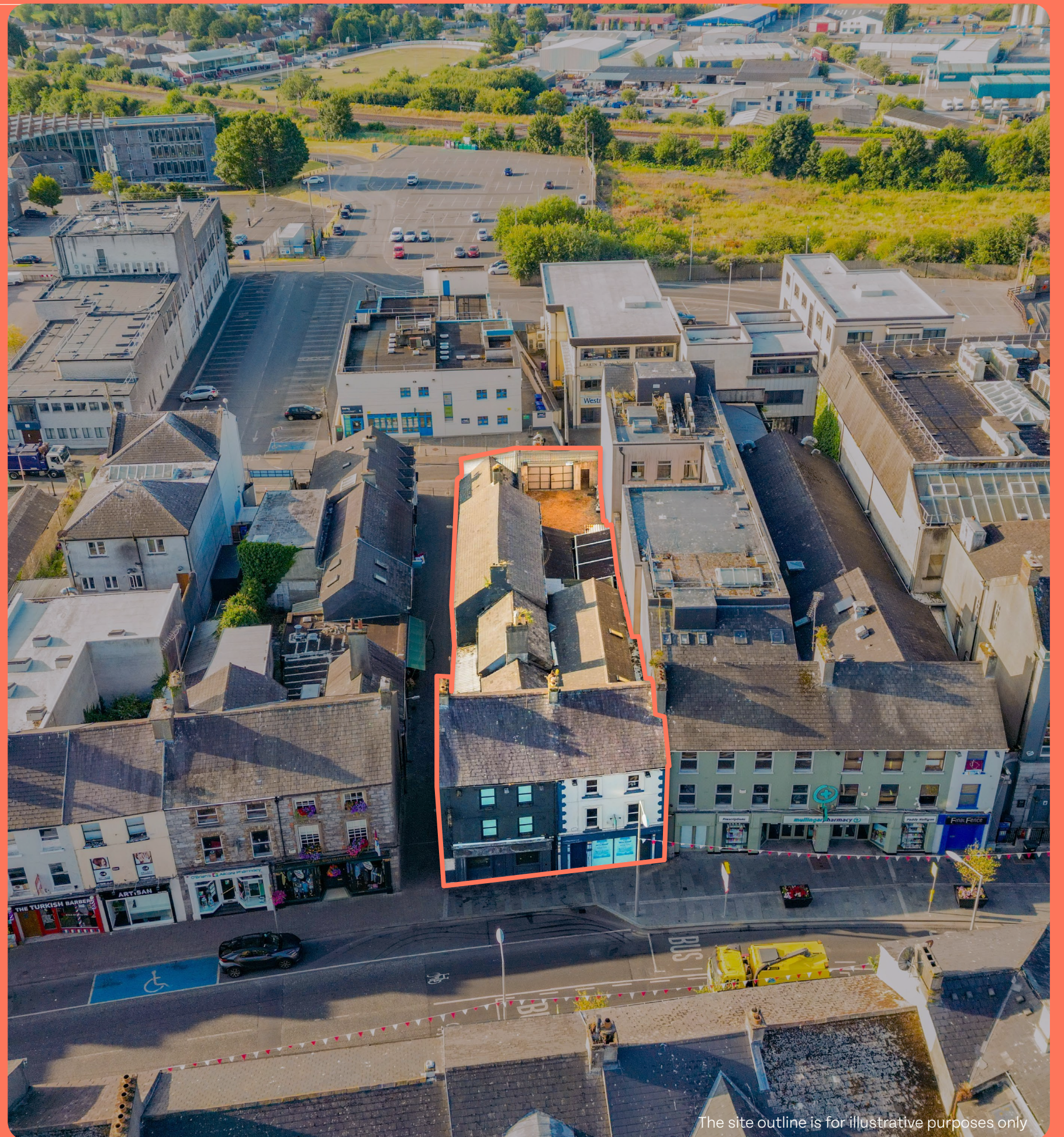


39 & 41 Oliver Plunkett Street

Mullingar, Co Westmeath

**Town centre refurbishment /
redevelopment opportunity**

For Sale via Private Treaty



The site outline is for illustrative purposes only



Town centre refurbishment / redevelopment opportunity extending to approximately 0.076 hectares (0.19 acres) at 39-41 Oliver Plunkett Street, Mullingar.



Existing floor area of approximately 767 sq m (8,261 sq ft)



Full planning permission granted for 15 no. apartments with a large ground floor retail unit of approximately 509 sq m / 5480 sq ft



Excellent connectivity, located in the centre of Mullingar town with easy access to amenities, public transport links, Mullingar Train Station and the N4/N52 road network.



Zoned mixed-use under the Westmeath County Development Plan 2021-2027.



Location

The property is prominently located on Oliver Plunkett Street in the heart of Mullingar town, enjoying frontage onto both Oliver Plunkett Street & Blackhall Steet. It is within immediate walking distance of a wide range of amenities, including shops, cafés, restaurants, banks, pharmacies and public services.

The property is conveniently located approximately 600m west of Fairgreen Shopping Centre, which provides an extensive retail offering and is anchored by Penneys, TK Maxx and Dealz.

Mullingar is a key Midlands town and an established commuter location, benefiting from its strategic position on the N4 Dublin-Sligo Road and the N52 national route. The town enjoys excellent public transport connectivity, with regular rail and bus services providing access to Dublin and other regional centres. The site is conveniently located just a five-minute walk from Mullingar Train Station.

Combined with its strong retail base, employment opportunities and growing population, Mullingar continues to be an attractive location for both businesses and residents.



The Property

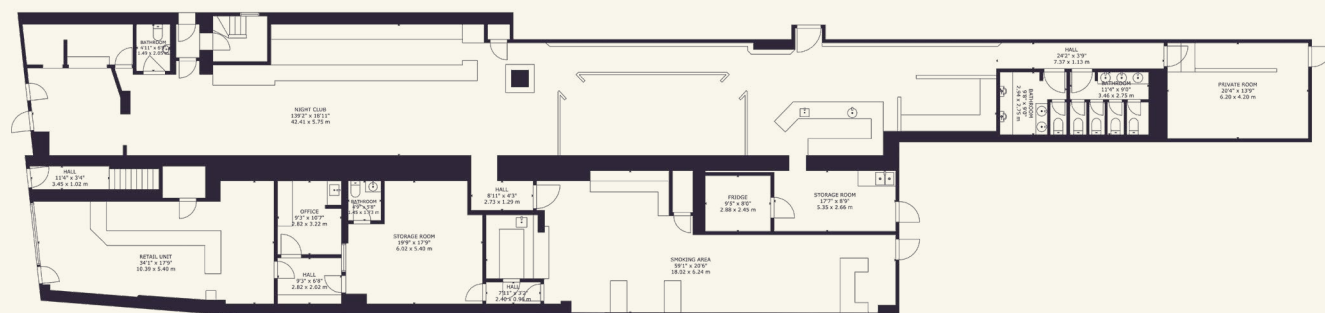
39 & 41 Oliver Plunkett Street holds a commanding location in Mullingar town centre and has the benefit of a large floor plate of approximately 767 sq m (8,261 sq ft) GIA.

No. 39 Oliver Plunkett Street consists of a large former Night Club premises which most recently operated as The Lane Club on ground floor level with residential accommodation overhead which has been unoccupied for several years.

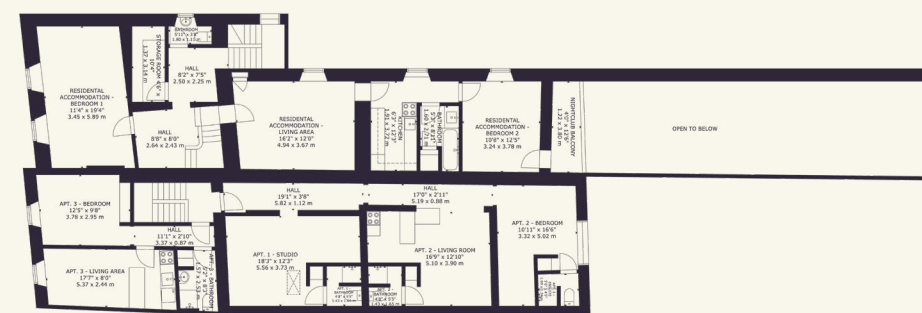
No. 41 Oliver Plunkett Street consists of ground floor retail unit which traded as Mullingar Travel for 40 years with storage and a yard to the rear on ground floor level.

The upper floors of no. 41 are currently laid out as 4 no. apartments with 3 no. apartments situated on first floor level and 1 no. apartment situated on second floor level. All the residential accommodation has been unoccupied for several years.

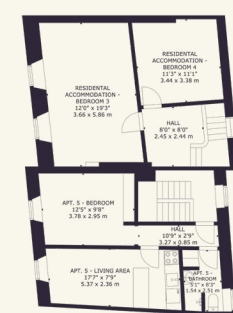
Ground Floor



First Floor



Second Floor



Description

The property benefits from a substantial residential-led opportunity extending to approximately 1,272.10 sq m (GIA), occupying a prominent position bounded by Oliver Plunkett Street, Blackhall Street and Meeting House Lane.

The property offers Full Planning Permission for a residential-led development comprising 15 residential apartments and a substantial ground floor retail unit extending to approximately 5480 sq ft. Planning permission was granted by Westmeath County Council on 11th January 2022 (Planning Ref. 21308) and remains valid until January 2027.

The proposed development includes a mix of 4x one-bedroom and 11x two-bedroom apartments arranged over three upper floors, offering modern, high-quality residential accommodation designed to meet strong local demand.

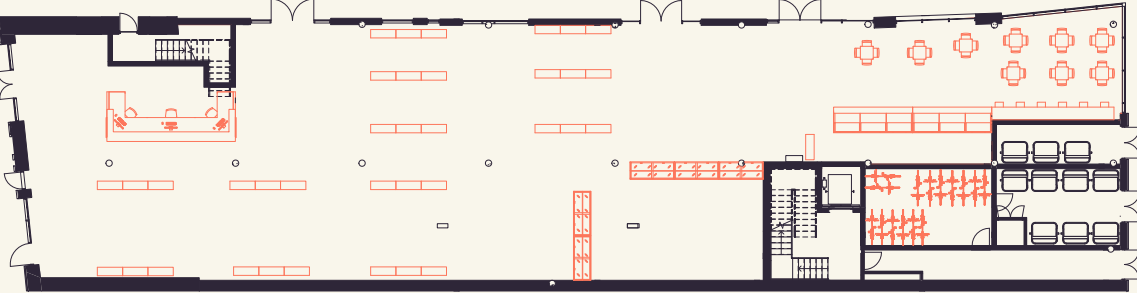
The scheme also incorporates secure bicycle storage and dedicated resident amenities.

The property occupies a highly accessible town centre location within walking distance of retail, leisure, transport and employment amenities.

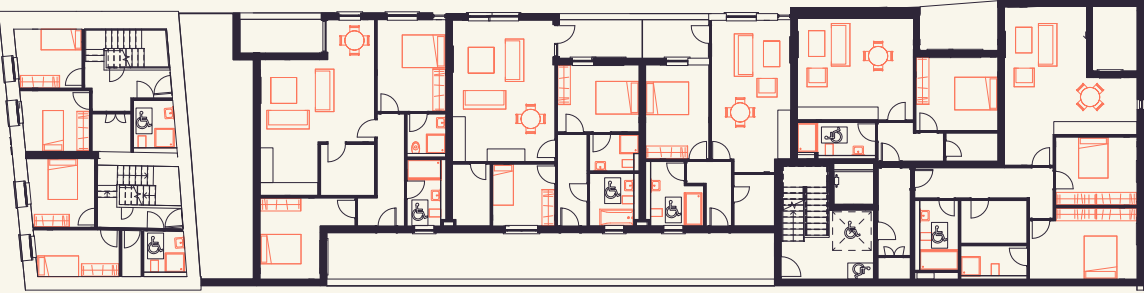




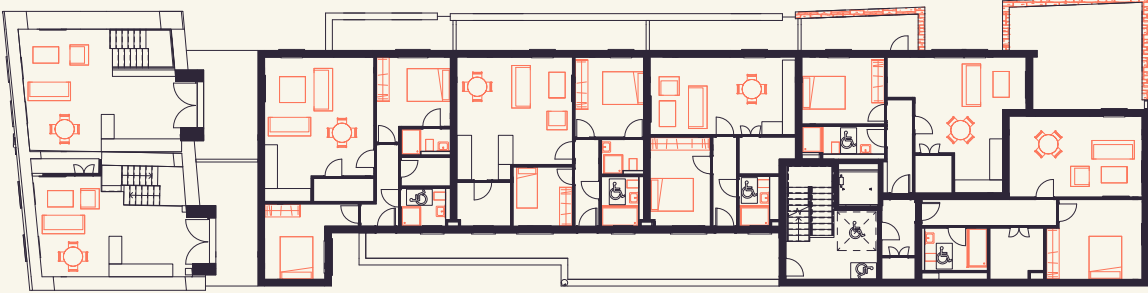
Ground Floor



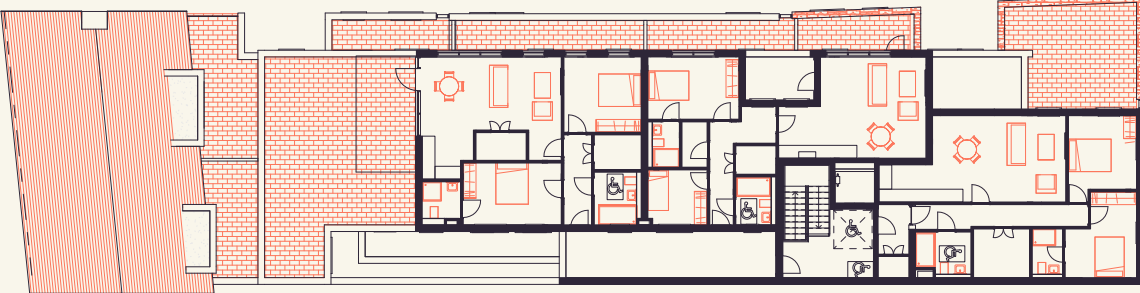
First Floor



Second Floor



Third Floor



Planning Permission

Schedule of Accomodation

Ground Floor

Commercial	Sq m	Sq ft
Total	509.11	5480

First Floor

Unit no.	Bed Type	Sq m	Sq ft
0101	1 Bed Apartment	56.29	606
0102	1 Bed Apartment	57.69	621
0103	2 Bed Apartment	93.75	1009
0104	2 Bed Apartment	78.52	845
0105	2 Bed Apartment	86.62	932
0106	2 Bed Duplex (Level 1)	40.55	437
0107	2 Bed Duplex (Level 1)	37.31	402
Total		450.73	4852

Second Floor

Unit no.	Bed Type	Sq m	Sq ft
0106	2 Bed Duplex (Level 2)	40.49	436
0107	2 Bed Duplex (Level 2)	37.25	401
0201	1 Bed Apartment	55.80	601
0202	1 Bed Apartment	40.91	548
0203	2 Bed Apartment	62.22	670
0204	2 Bed Apartment	68.52	738
0205	2 Bed Apartment	75.14	809
Total		390.33	4203

Third Floor

Unit no.	Bed Type	Sq m	Sq ft
0301	2 Bed Apartment	80.14	863
0302	2 Bed Apartment	71.81	773
0303	2 Bed Apartment	80.93	871
Total		232.88	2507

Further Information

Data Room

For access to the data room, please contact the Selling Agent.

Method of Sale

The subject site is being offered for sale by Private Treaty.

Title

It is understood that the property is held freehold.

Services

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

Selling Agents



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BER

