



TWM

FOR SALE BY PRIVATE TREATY

Development Site with Planning Permission  
Zoned Town Centre

APPROX. 2.8 HECTARES  
(7 acres) Zoned Town Centre

# FORMER LONGFORD CREAMERY SITE

Connaught Road, Longford

[https://estatecreate.com/Longford\\_Town\\_Centre](https://estatecreate.com/Longford_Town_Centre)





## UNIT 1

1.59 ACRE  
SITE

Discount Food Store

Area: 1,593m<sup>2</sup> / 17,146ft<sup>2</sup>  
Car Spaces: 79

PLANNING REFERENCE NUMBER  
**15/222** (ABP REF. PL14,247(105) AND AMENDED  
BY REG. REF. 17/148)

## UNIT 5

1.5  
ACRES

Car Showroom

Area: 481m<sup>2</sup> / 5,177ft<sup>2</sup>  
Car Spaces: 16

PLANNING REFERENCE NUMBER  
**15/224**

## UNIT 2

TWO  
STOREY

Café

Area: 364m<sup>2</sup> / 3,918ft<sup>2</sup>  
Car Spaces: 14

PLANNING REFERENCE NUMBER  
**15/221**

## UNIT 6

SINGLE  
STOREY

Car Service Centre

Area: 281m<sup>2</sup> / 3,024ft<sup>2</sup>  
Car Spaces: 10

PLANNING REFERENCE NUMBER  
**15/224**

## UNIT 3

TWO  
STOREY

Drive-Through Restaurant

Area: 317m<sup>2</sup> / 3,411ft<sup>2</sup>  
Car Spaces: 23

PLANNING REFERENCE NUMBER  
**15/221**

## UNIT 8

1.5 ACRE  
SITE

Licensed Petrol Filling Station

Area: 443m<sup>2</sup> / 4,768ft<sup>2</sup>  
Car Spaces: 27

PLANNING REFERENCE NUMBER  
**15/223**

## UNIT 4

TWO  
STOREY

Retail Store

Area: 445m<sup>2</sup> / 4,789ft<sup>2</sup>  
Car Spaces: 18

PLANNING REFERENCE NUMBER  
**15/221**

APPROX. 2.8  
HECTARES  
(7 acres)  
Zoned Town Centre

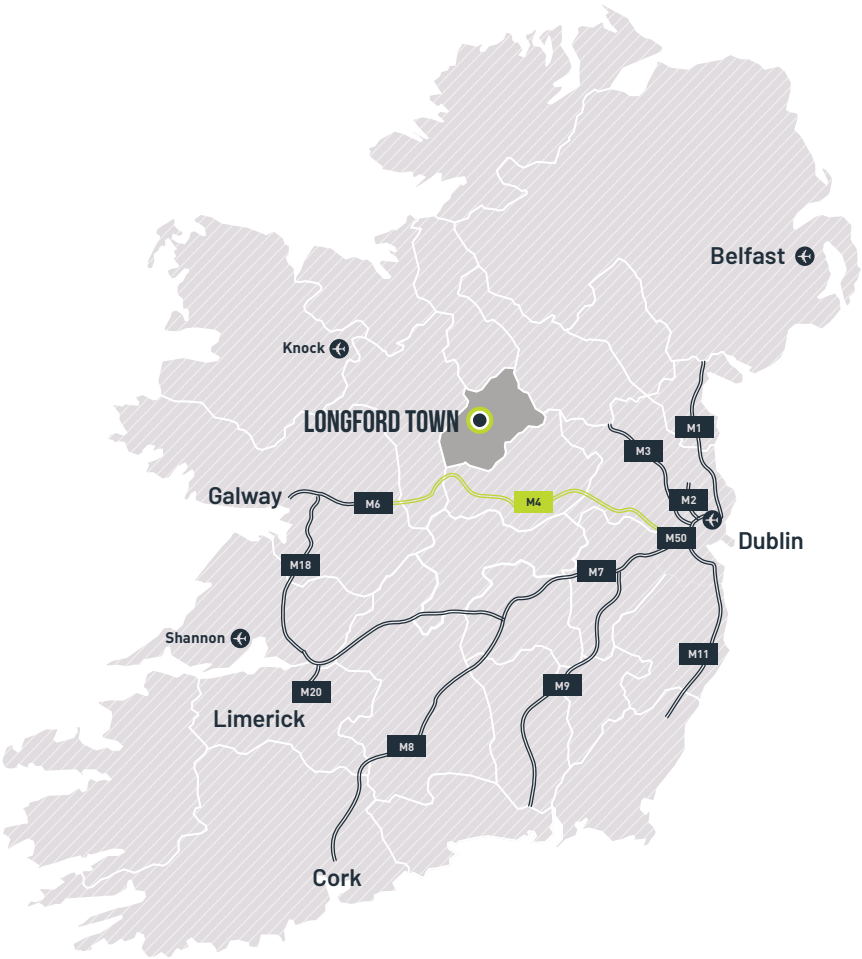
All areas are approx. and should be verified on site.

# LOCATION

Longford Town is located in the midlands of Ireland, approximately 119 km west of Dublin and 122 km from Dublin Airport. Longford is linked to Dublin via the M4 motorway 3 km from the subject site.

The town offers a number of local amenities and is particularly well served by the grocery sector with Tesco, Dunnes Stores, Lidl, Aldi, SuperValu and Iceland all present.

Longford town has a range of restaurants, pubs, boutique shops, shopping outlets, arts centre and Omniplex Cinema.



## CAMLIN QUARTER PROJECT



### POPULATION

LONGFORD TOWN

10,008\*

\*According to the 2016 Census.

COUNTY LONGFORD

40,832\*

\*According to the 2016 Census.

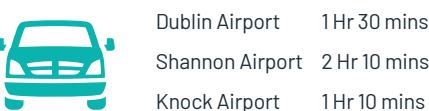
### AMENITIES

IN LONGFORD TOWN



### DRIVE TIMES

FROM LONGFORD TOWN



Dublin Airport	1 Hr 30 mins
Shannon Airport	2 Hr 10 mins
Knock Airport	1 Hr 10 mins

In March 2021 Longford County Council announced a combined central Government and Longford County Council funded package of almost €14 million for the Camlin Quarter Regeneration Project which includes Little Water Street.

For more information see [www.longfordcoco.ie/services/regeneration](http://www.longfordcoco.ie/services/regeneration)



## DESCRIPTION

The former Longford Creamery located on Connaught Road and bounded to the north by Little Water Street. The site has frontage of approx. 175m meters onto Connaught Road, and approx. 84 meters onto Little Water Street.

Planning was granted in stages between 2015-2017 for a number of commercial buildings, a detached single storey discount food store, drive-through and take away restaurant, stand-alone coffee shop, two storey retail unit, petrol station, motor showroom and a car service centre.

The entire proposed development granted extends to an approximate GIA 3,924 sq.m (42,237 sq.ft) and will include a new distributor road, cycle lane and footpath connecting the site with Connaught Road to the south and Little Water Street to the north.

### ZONING

The zoning is Town Centre or Central Area (M2) under the Longford County Council Development Plan 2016-2020, the draft 2021 development plan is proposing the same zoning. Zoning is suitable for residential development.



### DOWNEY PLANNING FEASIBILITY STUDY

Downey Planning have produced a Feasibility Study which identifies two residential scheme options (subject to planning permission). A copy of this Feasibility Study is also available for review upon request.





# LONGFORD TOWN

1. Former Longford Creamery Site
2. Connolly Barracks (Camlin Quarter)
3. Longford Town Centre & Omniplex
4. Tesco, Penneys
5. Topline Building Providers
6. Longford Arms Hotel
7. St. Mel's Cathedral
8. Lidl
9. Dunnes Stores
10. Dublin Road 
11. Longford Train Station 
12. Aldi
13. Mr Price, Elverys, Iceland
14. Little Water Street



TITLE

ALL THAT AND THOSE the property comprised in Folios 14641F, 16956F, 16957F and 9845 of the Register County Longford. The property is held under freehold title.

DATAROOM

Please review our Data Room  
[www.longfordtowncentresite.com](http://www.longfordtowncentresite.com)

PROPOSAL

The vendors are guiding €1.5m for the freehold interest in the 2.8 hectare (7 acre) Town Centre site.

SOLICITOR

MacCarthy Johnston

■■■■■ SOLICITORS

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PSRA No: 001835

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