

For Sale

Lavan's, Station Road, Ballinlough,
Co. Roscommon

DOUGLAS NEWMAN GOOD

DNG

**IVAN
CONNAUGHTON**

BER G



Price Region: Offers in Excess of €80,000

PSRA Licence No. 004422

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DNG Ivan Connaughton present to the market this substantial mixed-use property, formerly known as Lavan's, occupying a prominent position in the heart of Ballinlough, Co. Roscommon.

Steeped in local history, this landmark property comprises a former ground floor retail premises with extensive living accommodation overhead, together with a large enclosed rear yard, a derelict stone residence and an attached stone outbuilding to the rear. While the entire property requires complete refurbishment and restoration, it presents an exceptional opportunity for developers, investors or those seeking to restore a period property of character.

The original shop retains many of its traditional features including the original timber counter, shelving and fittings, offering a rare glimpse into its past and providing tremendous potential for restoration or incorporation into a unique commercial or residential conversion. The residential accommodation extends over two floors and offers generously proportioned rooms with many original fireplaces and period features still evident throughout.

To the rear, a spacious enclosed yard provides access to the derelict stone residence together with an adjoining stone outbuilding, offering further development potential subject to the necessary planning permission. The site provides excellent scope for a variety of uses including residential redevelopment, mixed-use accommodation or investment purposes.

Subject to satisfying the relevant eligibility criteria, the property may qualify for the Vacant Property Refurbishment Grant, while the former commercial element may also present an opportunity to avail of the Above the Shop Living Accommodation Grant Scheme, making this an even more attractive proposition for those seeking to restore and revitalise this historic property.

Situated within the centre of Ballinlough village, the property enjoys immediate access to local amenities while remaining conveniently located within easy reach of Castlerea, Ballyhaunis, Claremorris and Ireland West Airport Knock.

Properties of this nature rarely come to the market, combining a prominent village location, extensive accommodation and significant redevelopment potential. This represents a unique opportunity to acquire and restore an iconic building with endless possibilities, subject to the appropriate planning consents.

For further details, contact DNG Ivan Connaughton on 090-6663700



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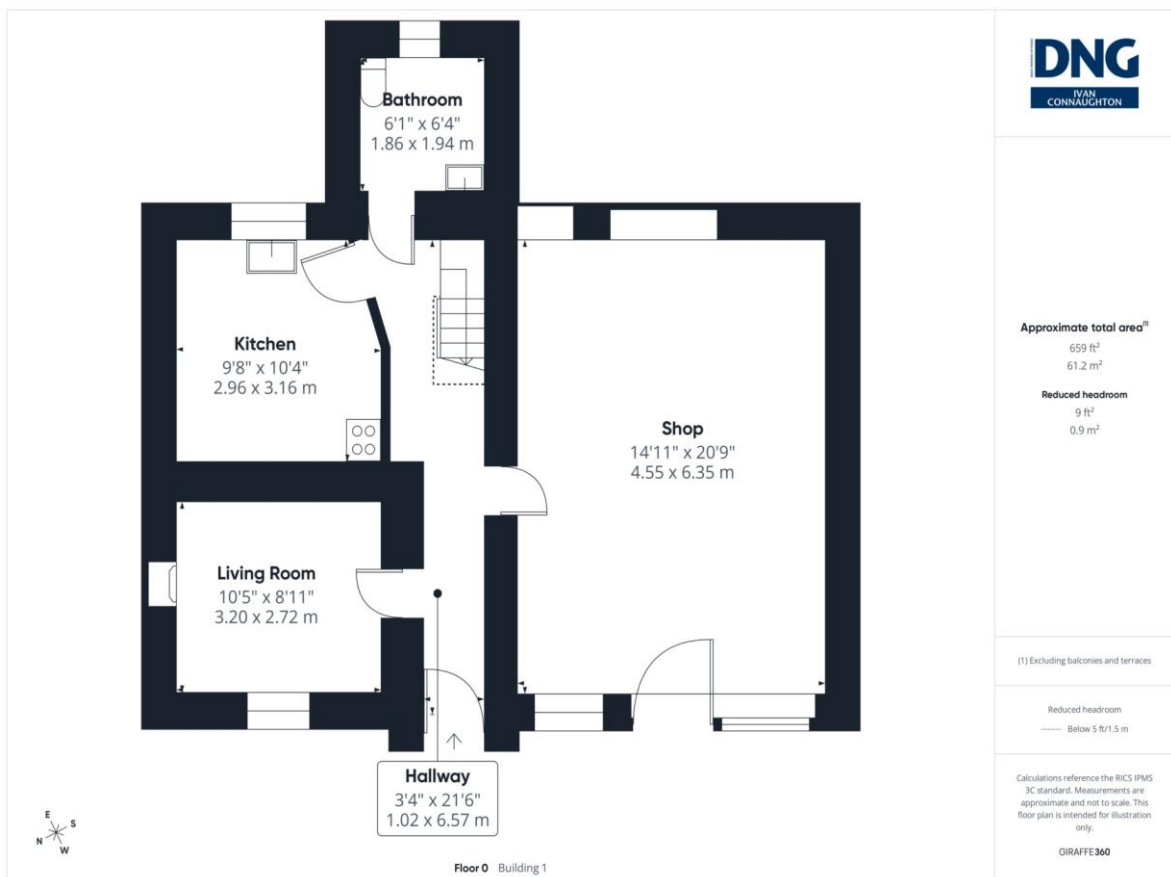
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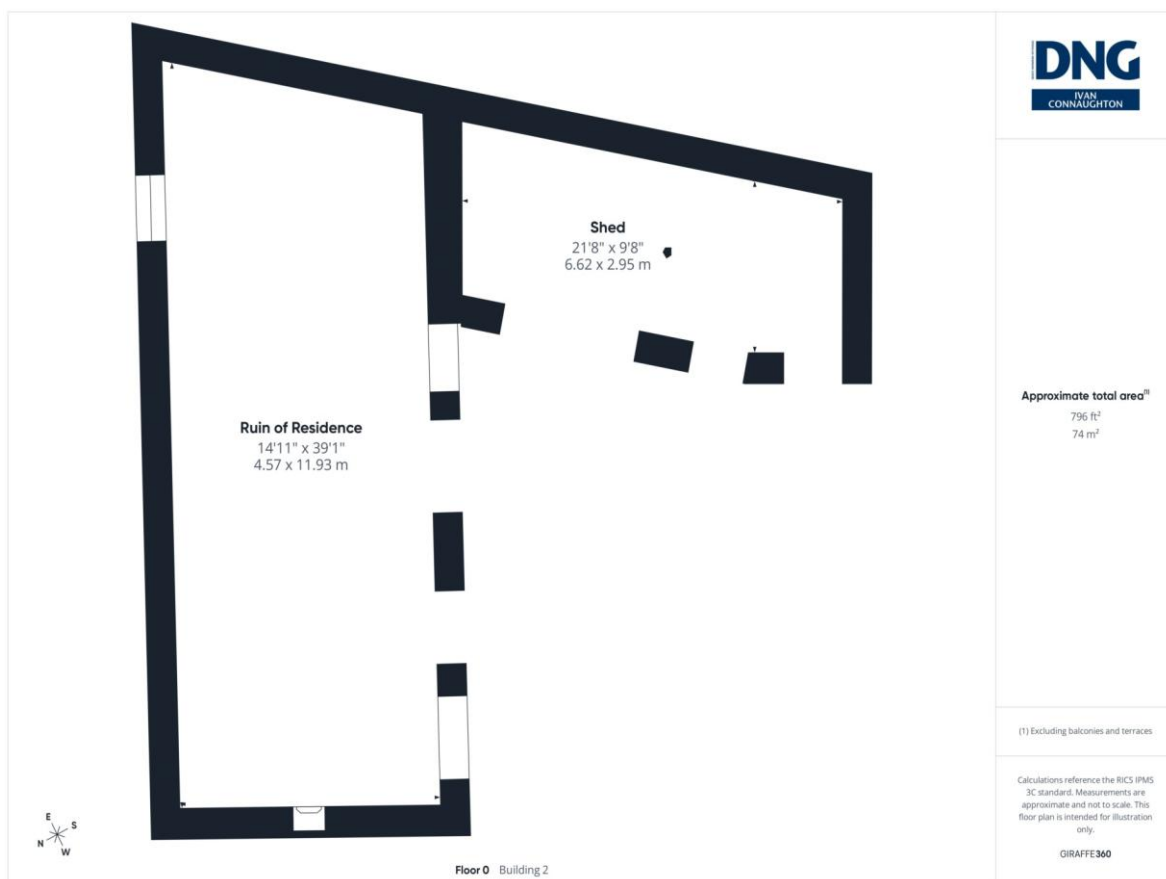
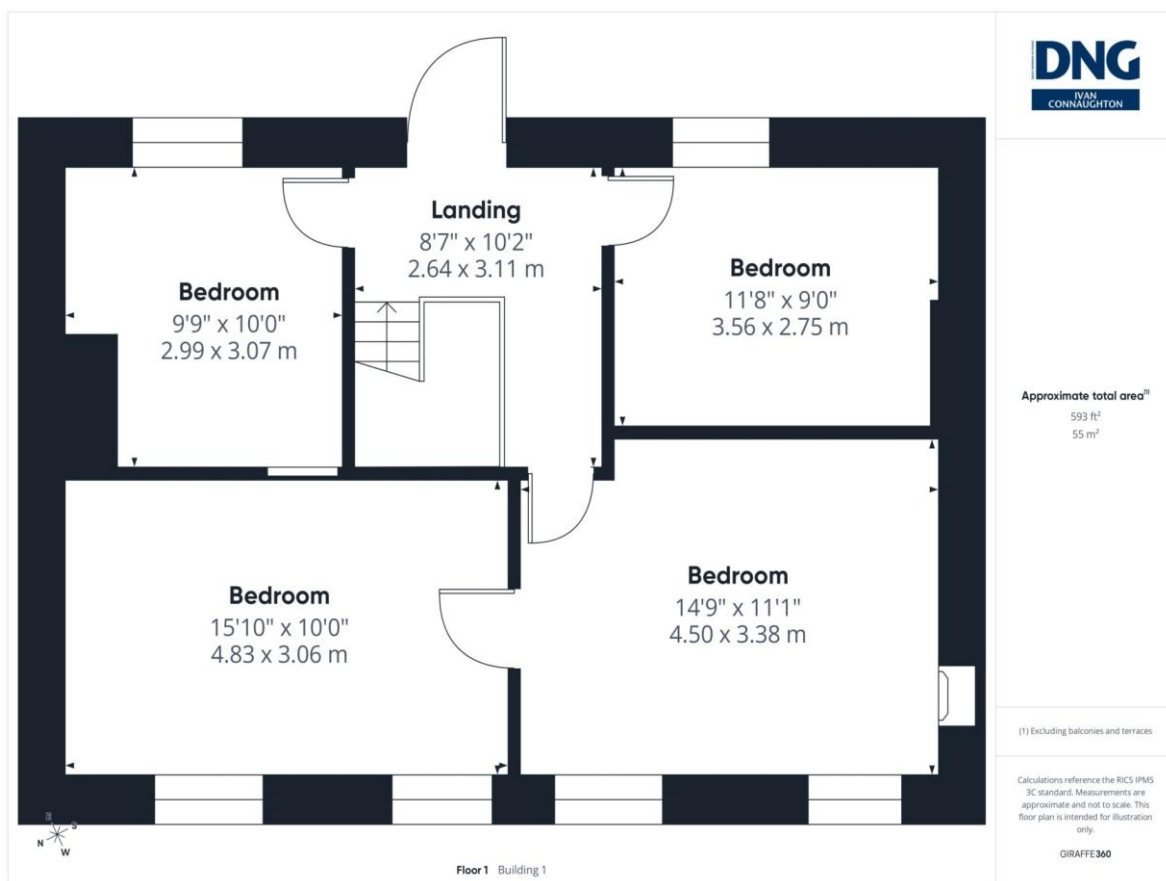


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