

FOR SALE

HOSTEL



Rare Opportunity to Acquire a “Ready to Go” Hostel Site with FPP
for a 72 bedroom / 244 bed Hostel and 3 Commercial Units

SITE

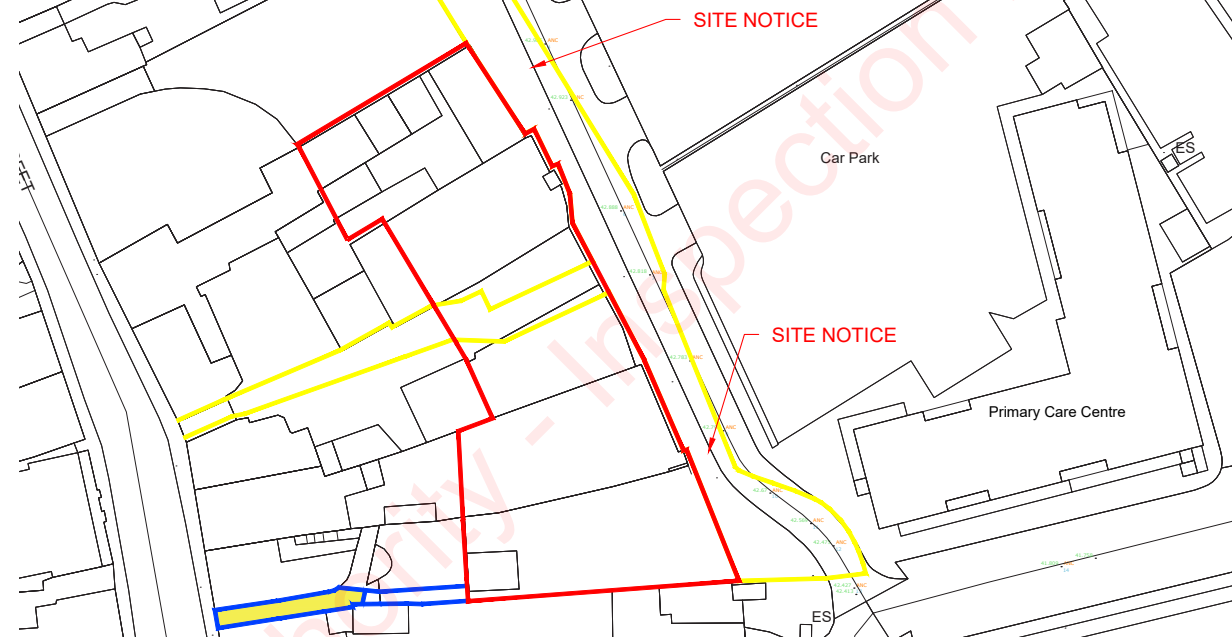
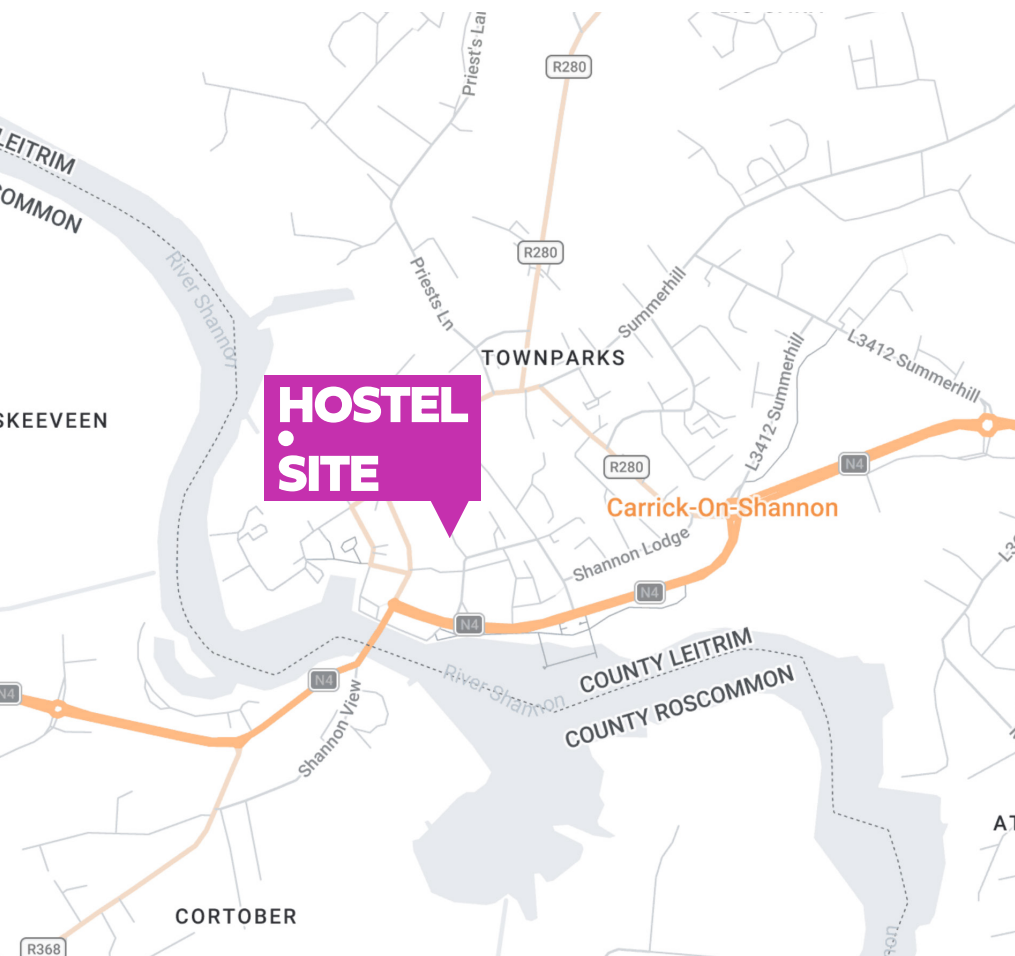
Flynns Field, Townspark | Carrick On Shannon | Co. Leitrim



Location

Carrick-on-Shannon is one of the Midlands and North West's leading tourism and leisure destinations, strategically positioned on the River Shannon and serving as a key gateway town between Dublin, the West and the North West. The town benefits from excellent regional connectivity, with direct rail services to Dublin Connolly, strong road links via the N4 and N61, and proximity to key population centres including Sligo, Longford, Roscommon and Leitrim. The area is recognised as a major tourism and leisure hub in the north-west, with strong year-round visitor traffic.

The subject property is located at Flynn's Field, Townspark within the established town centre. The site benefits from a highly accessible and prominent town-centre location, adjacent to Bridge Street and within walking distance of the River Shannon, Carrick-on-Shannon train station, retail core, hospitality venues and key tourism attractions.



Property Description

The property comprises a prime development site with full planning permission for the construction of a three-storey mixed-use building, anchored by a purpose-designed tourist hostel.

The approved scheme provides for:

- A modern hostel development designed to accommodate up to 244 guests
- Integrated ground-floor retail space, enhancing commercial viability
- Maintained pedestrian access through the site connecting to Bridge Street via a ground-level right of way
- Dedicated service areas including bin storage, bike storage and staff facilities
- Provision for staff parking to the rear

The total gross floor area is approximately 3,522 sq. m, of which:

- 3,015 sq. m is allocated to hostel use, and
- 507 sq. m is allocated to commercial retail use.

The scheme has been designed to a high standard and includes extensive roof-mounted solar panels to optimise energy efficiency and long-term operational performance



Accommodation Schedule

OVERALL BEDROOM SCHEDULE

Name	Name	Count	Unit Occupancy
Level 1	Accessible Guestroom	1	2
	Double Guestroom	22	2
	Family Guestroom	7	4
	Shared Guestroom	6	8
		36	
Level 2	Accessible Guestroom	1	2
	Double Guestroom	22	2
	Family Guestroom	7	4
	Shared Guestroom	6	8
		36	
Total		72	

AREA SCHEDULE (GIA)

Level	Area	Total Count
00 - Ground Floor	1,288 m ²	-
01 - Level 01	1,117 m ²	36
02 - Level 02	1,117 m ²	36
Grand Total	3,522 m²	72

Planning

Full planning permission has been granted by Leitrim County Council under Ref. No. 25/60196.

- Permission Granted: 10 February 2026
- Permission Validity: 5 years from date of grant
- Zoning: Town Core (in accordance with the Carrick-on-Shannon Joint Local Area Plan 2025–2031)

The planning permission allows for:

- A 72-bedroom tourist hostel for short-term accommodation only
- Stay duration restricted to a maximum of 14 days per guest
- Three ground-floor retail units with direct street access
- Associated ancillary hostel facilities including reception, café, co working area, luggage storage, administration offices and service rooms

The permission confirms that the development complies with local planning policy, town centre zoning objectives and conservation-area requirements, subject to standard development and infrastructure conditions

BER

Exempt

Guide Price

€900,000

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