

**Birr Town
Centre**

**County Arms Birr
Hotel**

**Subject
Property**

**Scurragh
Residential Estate**

**Syngefield
Industrial Estate**

* Site outline for illustration purposes only

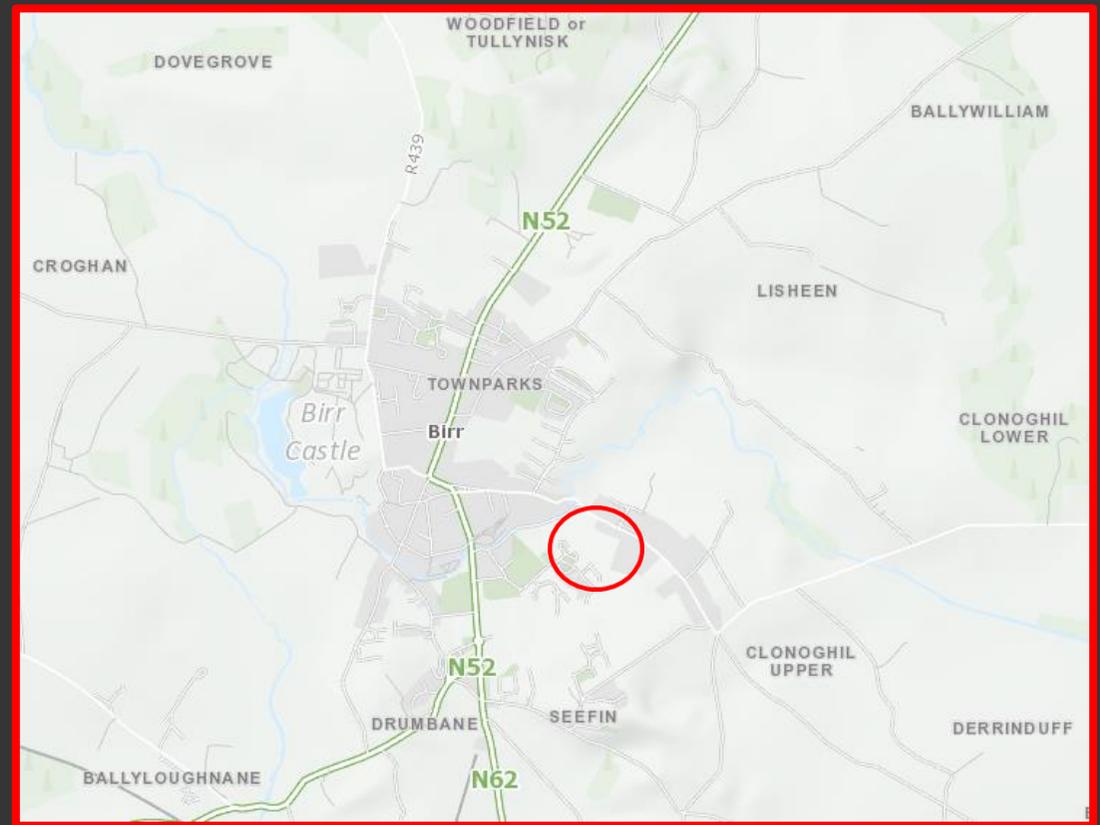
For Sale

**Former Parsonstown Union Workhouse, Birr,
Co. Offaly**



Location

- This subject property is strategically located approx. 1 km east of Birr town. The site features a regular shape and fronts on towards an existing residential dwelling. Both properties share an access road, providing excellent visibility along the R440 road, which leads directly into the heart of Birr.
- Currently, there is one designated access route to the site. However, an exciting possibility exists to develop a second entrance on the front right side of the property, currently obstructed by a wall structure.
- Birr is situated at the junction of cross-country roads N62 and N52 and benefits from a central location. These key connections link the town seamlessly to Tullamore, Roscrea, Nenagh, and major routes such as the N6 and N7.



Description

- The property comprises a detached H-plan multiple bay two-storey workhouse that requires considerable restoration works and is situated on a site which extends to approx. 1.83 Ha (4.52 Acre) which offers ample space for development purposes. Excluded from the measurement, the below image showcase a strip of land marked in yellow that extends to 0.23 Ha (0.569 Acre) which showcases the right of way for use with the property that was extended by Offaly County Council.
- The property is located in an area zoned 'Existing Residential' under the Birr Local Area Plan 2023 – 2029, which is defined as to "protect and enhance the amenity and character of developed residential communities." A small portion along the western flank of the site is zoned 'Open Space, Amenity and Recreation', which is defined as to "protect and improve the provision, attractiveness, accessibility and amenity value of public open space, amenity and recreation."
- Within the Birr Local Area Plan 2023 – 2029, under 'Built Heritage' it notes that the workhouse has the potential to be restored for multiple uses. Any future proposal for the Birr Workhouse shall involve consultation and engagement with Offaly County Council and shall consider all sources of funding.



Method of Sale

Public Auction - Offr

VAT

VAT will be exempt on the sale

Asking price

Price on application

Solicitor Details

Carol Maguire – Partner

OCWM Law LLP

carol.maguire@ocwmlaw.com

+353 1 556 3323

Viewings

Viewings are strictly by appointment with sole agents
Cushman & Wakefield

BER Details

BER: Exempt

Services

Full services are readily available to connect into the
site, however we advise to satisfy themselves with same

Agent's Details

Paul Nalty – Associate Director

Cushman & Wakefield

Paul.nalty@cushwake.com

+353 83 375 1902

Marc Kelly - Surveyor

Cushman & Wakefield

Marc.kelly@cushwake.com

+353 87 244 8313

OCWM
LAW LLP

