



TUOHY
O'TOOLE

Westport (098) 28000
Castlebar (094) 9028710
info@tot.ie

www.tot.ie

Estate Agents | Auctioneers | Valuation Surveyors

COMPACT NON-RESIDENTIAL HOLDING AT ANNAGH, CASTLEBAR, CO. MAYO 5.87 HA(14.5 A. approx.)



FEATURES:

- Close to Castlebar Town (7km)
- Good quality Land
- Fodder Store & handling facilities
- Generous road frontage
- Mearing Annagh Lough
- Direct Access to Islandeady Lough
- Water Connected
- ESB Connected
- Development possibilities subject to Planning Permission

FOR SALE



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION

This holding is located in the townland of Annagh, Islandeady, Castlebar is approx. 7 kms from Castlebar town and is accessed from the N5 via a local road which gives access to multiple holdings and residences. The location is tranquil and immediately adjacent to Annagh Lough and also has the benefit of a direct access to Islandeady Lough on the west side.

Both Islandeady and Derrywash schools are both in close proximity.

DESCRIPTION

This is a singular division of land comprising 5.87 HA within Folio MY20476F (14.5 A. approx.) Of generally good quality land which extends from the Annagh Road in a westerly direction. The most south eastern boundary fronts Annagh Lough.

This sale affords the purchaser not only the opportunity of acquiring a most desirable agricultural division of land but also has possibilities for the development of a residential site or perhaps two fronting the local road (subject to PP being obtained by purchaser)

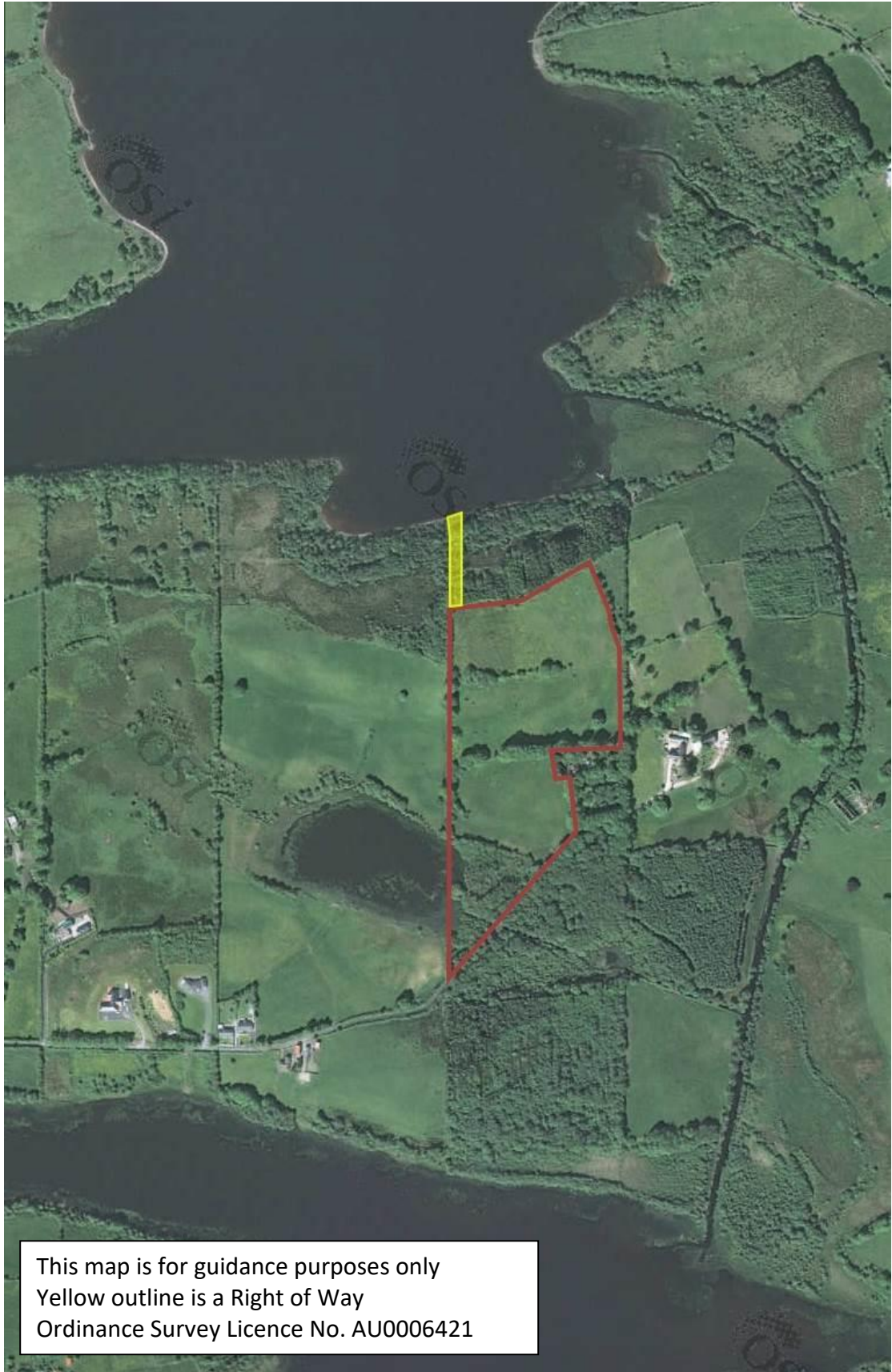
For further particulars and maps contact the agents.

GUIDE PRICE €125,000/€140,000 (No entitlements included)

DIRECTIONS

Take the Annagh Road which is just the Castlebar side of the Derrywash school turn off, continue down this for approximately 1.9 km and the subject holding is on the left hand side with cattle crush and fodder store just inside the gate.





This map is for guidance purposes only
Yellow outline is a Right of Way
Ordinance Survey Licence No. AU0006421