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2.77 HECTARES (6.84ACRES) DEVELOPMENT LANDS AT GARRYDUFF, CASTLEBAR.



FOR SALE

FEATURES:

- Comprising 2.77 Hectares (6.84 Acres)
- Zoned Objective B-New Residential Medium Density under Castlebar & Environs Development Plan 2008-2014
- Lands have access to all main services
- Mature popular residential area close to Castlebar Town
- Offers excellent development opportunity SPP



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

The subject lands are located off Garryduff Park area of Castlebar being c 0.25kms north of the town centre of Castlebar. This is a mature residential location in close proximity to a number of estates including Victoria Place, Glencarra and Woodville. There are a number of schools in close proximity as are the retail, business and leisure amenities/facilities of Castlebar Town Centre.

Castlebar is the business and administrative centre of County Mayo and the third largest urban centre in Connaught. With a population of more than 10,000, Castlebar has a broad and diversified employment base including Mayo General Hospital, GMIT, Mayo County Council and Baxter. The town has an excellent retail line-up which includes, Tesco, Dunnes, Aldi, Lidl, Argos, TK Maxx, Next and Boots.

DESCRIPTION

An undeveloped parcel of Greenfield lands which are within two connected fields. The smaller of the fields to the north has access off Victoria Place. The larger is positioned to the south adjacent to Glenlara and Woodville. The lands undulate in level and appears to be generally good quality lands in grass. The entrance is located along Victoria Place.

LAND AREA

We understand that the lands extend to 2.77 Hectares (6.84 Acres).

SERVICES

We understand that all mains' services are available to the property.

TITLE

Freehold held within Folio MY15886F

PLANNING/ZONING

The lands are all located within the urban area of Castlebar. Under the Castlebar & Environs Development Plan 2008-2014, the lands are mainly zoned Objective B- New Residential Medium Density. This objective states "it is an objective to provide for new residential development, associated facilities and services". Uses which are either permitted or open to consideration include;

- Housing/Apartment scheme
- Single House/Apartment
- Holiday Home scheme
- Guesthouse/Hotel
- Convenience Shop (local)
- Medical consultants
- Offices

B New Residential Medium Density Objective It is an objective to provide for new residential development, associated facilities and services. The new residential zone relates to c157ha of lands in 4 distinct areas of the town where it is envisaged that new communities will develop throughout the life of the plan. The areas are intended primarily for housing but may also include a range of other uses particularly those such as schools, crèches and community buildings. A master plan framework will be required for all sites over 2ha in size detailing layout of services, open spaces, roads, pedestrian linkages

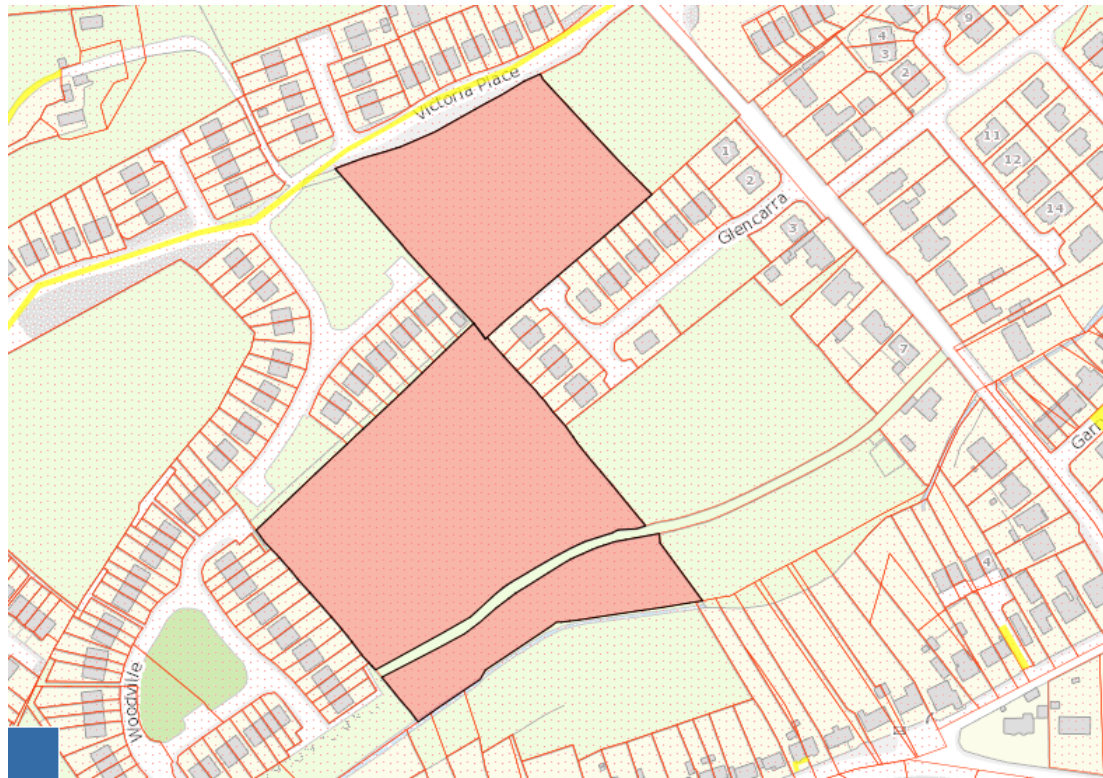
and landscaping. An adequate amount of land has been zoned in the draft plan to cater for the projected residential development requirements of the town over the plan period.

DEVELOPMENT POTENTIAL

Given the lands size, proximity to the town centre, zoning and access to mains services, this parcel of lands offers excellent short term development potential for a substantial residential development subject to the unusual consents.

PLANNING PERMISSION

We are inviting conditional offers for the Freehold interest subject to the grant of planning permission. The precise terms of this are to be agreed and subject to contract. The intending purchaser will be fully responsible for all associated costs of the planning application and should satisfy themselves as to the extent of the planning potential. Please note that we have not undertaken a feasibility study of the lands nor have we entered into pre planning discussions with Mayo County Council.



ASKING PRICE - POA

DIRECTIONS

The lands are positioned off Garryduff Park, turning left into Victoria Place, the lands are located on the left hand side of the road.

For further information etc., contact Gerard O'Toole, (098) 28000 or gerard@tot.ie