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# AGRICULTURAL LANDS AT FORKFIELD, WESTPORT



## FEATURES:

- 27.88 Acres of good quality farmlands in two connecting divisions
- Both have local roadway access
- In permanent grass and all well fenced
- Located c 1.8kms off the R330 Westport to Ballinrobe Road
- 9.6kms from Westport
- For sale in 1 or 2 lots

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

Located 9.6kms southeast of Westport in the rural townland of Forkfield. The lands are positioned about 1.8kms off the main Westport to Ballinrobe road (R330) via the L1813.

## DESCRIPTION

Comprises 2 no adjoining farms of lands of good quality totalling some 27.88 Acres. The lands are essentially square in shape and have good road frontage and 2 no gates along a local access roadway. This is a public road shared by farmers and local houses.

The lands are mainly all of a good quality, being relatively flat and well fenced. In permanent grass, the lands have been well maintained and suitable for immediate farming use. Some of the lands may offer development potential to qualifying site owners SPP.

**LOTS:** Lot 1. 12.48 Acres (MY14022)  
Lot 2. 15.4 Acres (MY16047F)

**TITLE:** Freehold title held within Folios MY14022 and MY16047F

**PRICE: €270,000 FOR THE ENTIRE OR LOT 1 €125,000 LOT 2 €145,000**

**VIEWINGS & FURTHER INFORMATION:** Appointment through the sole selling agents Tuohy O'Toole

## DIRECTIONS

Take the Ballinrobe road from Westport (R330) for 7.8kms turning left sign posted for Castlebar. Follow road for about 1kms turning right. Follow road for a further 800m turning right and then left and the lands are positioned on the right hand side of the roadway. The closet Eircode (which is a house just past the lands is F28 RY17.

