



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

LANDS COMPRISING CIRCA 9.65 HA (23.8 ACRES) CLOONKEEN, WESTPORT ROAD, CASTLEBAR, CO. MAYO



FEATURES:

- Located circa 5km from Castlebar and some 12km from Westport
- Circa 0.6 km off the Castlebar - Westport Road (N5)
- Single division
- Dual Frontage to access road

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.

DESCRIPTION

Comprising circa 9.65 hectares (23.8 acres) of agricultural lands situate off the N5 Castlebar - Westport Road.

A compact holding, singular division (divided only by access road) of mixed quality grazing. Situated at the end of a cul-de-sac and backing onto the railway line to the rear.

This sale undoubtedly offers an interested party a rare opportunity to purchase land in convenient location, close to both Castlebar and Westport just off the national primary route (N5).

ASKING PRICE €115,000

DIRECTIONS

From Castlebar, proceed along the Westport Road (N5) for circa 5 kilometres, passing the turn for Derrywash School and L.G. Glass on your left. Continue for a few hundred metres and take the next turn to the left, and proceed down this surfaced road for c. 0.4 of a kilometre until you reach a gravel lane. Continue to the end of this and the lands are on both sides of the road.

From Westport continue on N5 for circa 12 km take turn off right immediately before Cloonkeen/Derrywash turn Continue on this surfaced road for c. 0.4 km until you reach a gravel lane. continue to the end of this bothrin. The subject lands are to the left and right and continue back to the railway line at the southern boundary.

