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# PRIME RESIDENTIAL SITE WITH O.P.P. FOR DETACHED HOUSE BALLINTUBBER, CLAREMORRIS



## FEATURES:

- Large Residential Site
- Sought after location
- C. 500 metres from Ballintubber Abbey
- 1 km from Ballintubber crossroad (N84/Gala Filling Station & Convenience Store)
- c. 1.5 kms from Lough Carra
- Moorehall c.7.5 kms
- Outline Planning Permission for Detached residence

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 is a most desirable location for a residential site facing west towards Croagh Patrick in an elevated location just 500 m from the infamous Ballintubber Abbey and Corley's Gastro Pub. The Gala filling station and convenience store is approximately 1 km along the main N84 with the very popular Ballintubber National School just a further 500 m distant. Meanwhile Castlebar the county town is just 14 kms while Westport is 17 kms and Ballinrobe 16 kms.

Ballintubber is fast becoming a very popular residential location which offers a multiplicity of amenities and is just a 10 minute drive to the county town of Castlebar. Within the area this location would be regarded as one of the most sought after.

## DESCRIPTION

This site extends to approximately 0.4047 of a hectare (1 acre) and enjoys the most pleasant pastoral views which extend to Croagh Patrick in the distance.

The site benefits from an outline Planning Permission Planning reference P21/1102 granted on the 11th. May 2022.

Good quality large sites such as this have become a rare feature to the open market and affords the purchaser an opportunity to build a property to their own design in this most desirable and accessible location.

**ASKING PRICE: €60,000**

## DIRECTIONS

From Castlebar take the N84 heading to Ballintubber, turn left opposite the Emo oil/Gala Convenience store shop and continue along this local road for approximately 1.1 kms and the subject site is on your left hand side. (East side of road) with a For Sale sign erected thereon.

