



**TUOHY  
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Estate Agents | Auctioneers | Valuation Surveyors

# OUTSTANDING DEVELOPMENT SITE WITH FPP HORKANS HILL/ THE PADDOCK, WESTPORT



## FEATURES:

- This is simply the best undeveloped site in Westport Town offering a unique opportunity
- Excellent location within 400 metres of Westport Town Centre and 100 metres from N59
- Extensive road frontage onto Horkans Hill and return frontage onto The Paddock
- Extends to 0.47 hectares (1.1 acres)
- Zoned "Town Centre" within the Westport LAP (2010-2016 as amended)
- Full Planning Permission for 10 house residential development

**FOR SALE**



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

Most desirable and convenient location positioned just 400m north of Westport town centre. The lands are accessed off Horkans Hill which is a mature residential location and are adjacent to a sports park. The rear lands front on to the Paddocks which is another mature residential development. Westport Greenway runs immediately adjacent to the front of the site and Westport largest employer, Allergan/AbbVie, is located just 400m to the east.

Westport is a thriving town positioned on the Wild Atlantic Way. With a vibrant business community there a number of significant international companies present such as Allergan/AbbVie, Port West, Carraig Donn and Westrock. The town is the tourist capital of County Mayo and one of the main tourists centres in the West of Ireland attracting visitors globally. It has a highly developed hospitality sector and range of high quality Hotels, Bars, Restaurants Cafes and a range of visitor attractions. Voted the best place to live in Ireland (Irish Times), Westport continues to attract significant investment.

Westport benefits form excellent road and rail connectivity being on the N5 which is being upgraded currently to the tune of €240m, N59 and series of regional roads. Westport is also on main rail service between Westport & Dublin with a number of daily services. Whilst Ireland West Airport is within 54.5 kms.

## DESCRIPTION

Comprises an old warehouse and offices on a site of approximately 0.47 Hectares (1.1 Acres). Being in an L shape with extensive road frontage, the site level is approximately 1 metre below the main road but is relatively level. The building sits to the rear of the site and comprises an open plan warehouse with semi derelict two storey offices to the rear. There is a large area of parking to the front. Steel double gates provide access.

## SERVICES

We understand that all main services are available or connected to the site to include Sewerage, Water, Gas, Electricity and Telecoms.

## TITLE

Freehold title held within Folio MY77939F

## ZONING

The entire of the site is currently zoned Town Centre under the Westport & Environs Local Development Plan (2010-2016 as amended). The stated objective of this zoning is:-

“The objective of the Town Centre land use is to provide for and improve commercial and other town centre activities and to preserve and enhance the civic and town centre character of the town. Town Centre land use shall provide for and improve commercial and other town centre activities. In the pursuit of this, a major consideration will be the protection of the character of the existing town centre. The town centre includes many land uses. The uses generally permitted within this area are shops, supermarkets, offices, houses/apartments, public buildings/assembly, open space, hotels, guest houses, restaurants, public houses, nursing/care homes and parking. The objective governing the area delineated as town centre means that this land use mix will continue”.

## PLANNING PERMISSION

The lands are being offered for sale with full planning permission Ref. No. P22/376 for a 10 house residential development to comprise the following:

House No.	House Type	Bed	Size sq.ft
1	Semi Detached	3	990
2	Semi Detached	3	990
3	Semi Detached	3	990
4	Semi Detached	3	990
5	Semi Detached	4	1,288
6	Semi Detached	4	1,288
7	Semi Detached	4	1,288
8	Semi Detached	4	1,288
9	Detached	4	1,399
10	Detached	4	1,399

## SALES PROCESS

We are inviting offers for the Freehold interest. Further terms and conditions attached to this process are available on request.

## VIEWINGS & FURTHER INFORMATION

All viewings are strictly by prior appointment. To arrange an inspection and/or for further information please contact Gerard O'Toole (098) 28000 or [gerard@tot.ie](mailto:gerard@tot.ie)

## GUIDE PRICE €750,000

## DIRECTIONS

From Westport town centre take the Newport Road (N59) northwards, taking 2<sup>nd</sup> turning on right.







