



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

NON RESIDENTIAL DIVISION OF LAND

COMPRISING 3.47 HA (C. 8.57 ac)
ERREW, CASTLEBAR



FEATURES:

- Popular Residential Agricultural hinterland just 7 kms from Castlebar Town Centre
- Compact Single Division of 3.47 HA (c. 8.57 A)
- Extensive road frontage to Castlebar Road & two other local roads offering Site Potential (Subject to PP)

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

The subject division is located in the townland of Knockanerrew directly opposite the primary school in Errew. It may be accessed from the Castlebar Road or the local roads off same.

Castlebar the county town in such close proximity offers a multitude of services and an array of amenities including 3 secondary schools but just a 10 minute drive away.

DESCRIPTION

This is a compact division of good quality agricultural land which would benefit from some limited reclamation works. It also fronts the Castlebar Road and two other local roads offering significant potential for some residential sites (subject to purchaser securing Planning Permission) in a very popular residential area.

The sale affords the purchaser multiple options and should not be overlooked.

GUIDE PRICE €110,000

DIRECTIONS

Proceed from Castlebar on N84 over Station Bridge, taking the next left for Belcarra L1704 (Golf Course Road). Continue for 4.4 km turning right at "French Hill Crossroad" towards Errew and and proceed for approx 1.7 kms lands are on the right hand side with Tuohy O' Toole For Sale signs.