

For  
Sale



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# COASTAL DEVELOPMENT SITE WITH FPP ROSMONEY, WESTPORT



€190,000



## FEATURES:

- Stunning waterside location overlooking Rosmoney Harbour and Clew Bay
- Development Site of 0.32 Hectares (0.79 Acres)
- Adjacent to Mayo Sailing Club
- FPP for impressive contemporary Architect designed home
- Planning permission does not expire until 8th December 2026
- Totally unique waterside development opportunity

O' Toole & Co. 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.

PSRA Licence No. 001318

## Location

The site is located to the south of and overlooking Rosmoney Pier. This is a coastal inlet in North inner Clew Bay being 13kms northwest of Westport town centre. Rosmoney is home to Mayo Sailing Club and has a thriving leisure boating and sailing community. Both Westport Golf Club and Rugby Club are relatively close by. Access to the area is via the Golf Course Road which connects to the Newport Road (N59).

In a broader context, Westport is a thriving coastal town located on the wild Atlantic. Benefitting from excellent road and rail connectivity, Westport is located within 45 mins of Knock Airport. The area offers an abundance of recreational activities including Golf, Sailing, Fresh & Saltwater Fishing together good schools and a number of large employers.

## The Lands

Comprises an undeveloped plot of lands extending to 0.32 Hectares. Accessed over a newly tarmacked roadway (adjacent to a cottage), the lands are elevated and relatively flat. They offer excellent views northwards over Rosmoney Pier and to the water of Clew. The upper floors of the property should offer excellent southerly and westerly views to Croagh Patrick and Clew Bay. Part of the initial development works have been completed on site to include water connection which fully paid and the installation of drainage and service connection ducts.

## Services

The lands can be serviced with the following

**Sewerage**- on site septic tank (to be constructed)

**Water** – Connection installed and paid for

**Electricity**- ESB

**Telecoms** – main providers, ducting installed on site

## Planning Permission

The lands are being sold with the benefit of full planning permission which has been extended until 8<sup>th</sup> December 2026. The planning permission has a residency clause which is transferable to a new owner but only those that can satisfy the residency criteria as set out in the Mayo County Council Development Plan

## Proposed Development

The planning permission granted is for a contemporary two story detached home extending to 300 sq.m together with a garage. Architect designed, the design is inverted with the living spaces located on upper floors to take advantage of the light and views. The bedrooms are mainly located at ground floor. Extensive use of glazing ensures both light and views are maximised. Full plans etc available on request.

## Title

Freehold title held within folio MY72117F.

## Guide Price - €190,000

## DIRECTIONS

- Follow signs for Mayo Sailing Club or Rosmoney Pier. The lands are located just after the Mayo Sailing Club House by taking a sharp left hand turn up hill and site entrance is to the right.





*Aerial images are for guidance purposes only*







