

For  
Sale



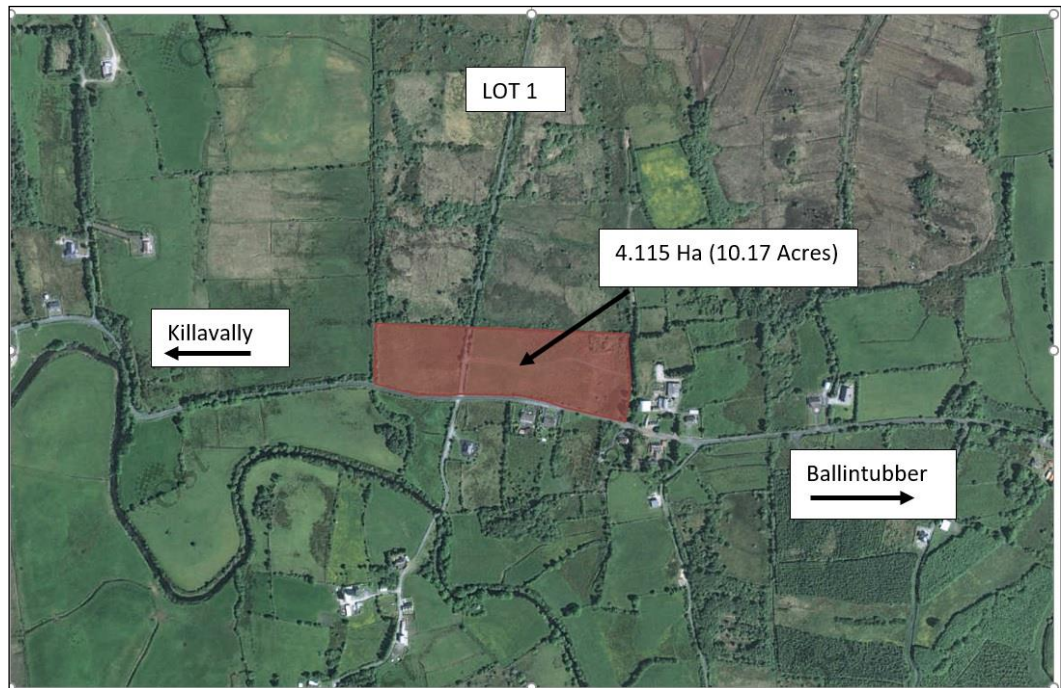
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Estate Agents | Auctioneers | Valuation Surveyors

# LOT 1 LAND AT DERRYNACANNA BALLINTUBBER.



## FEATURES:

- Central and accessible location
- Castlebar / Westport / Ballinrobe
- 1 Enclosed Division
- Having generous frontage
- Suited to Residential Sites (Subject to PP)

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

## DESCRIPTION

FOLIO MY40363 (PART) – LOT 1

Map Identification “AB244” comprising 4.115 hectares (10.17 acres)

This division comprises 4.115 hectares ( 10.17 acres) and extends west from the lane adjacent to the farm yard along side the main Ballintubber/Killawalla Road for a distance of approximately 375 metres and crossing the Cullentragh/Derrew junction. In the main, this is good quality grazing land with generous frontage to both the Killawalla and Derrew roads. Total c. 550 metres.

2020 ENTITLEMENTS = c. €490

West of Derrew Road – 1.25 hectares

Residual – 2.6 hectares west of the lane way (approx.)

**ASKING PRICE €89,000**

## DIRECTIONS

Derrynacanna, Ballintubber, O' Toole & Co For Sale Sign.

