

For
Sale



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

FOR SALE BY PRIVATE TREATY PRIME DEVELOPMENT LAND CLAREMORRIS ROAD, BALLINROBE, CO. MAYO



FEATURES:

- Prime development site of c.1.01 Ha (2.5 acres)
- Strategic location on the Claremorris Road just 0.5 kms from Ballinrobe Town Centre
- Established mixed use commercial area adjacent to Tesco, J.J Burke Car Dealership and directly opposite the new Primary Care Centre
- Lands presently zoned Enterprise & Employment under Mayo County Development Plan 2008 – 2014
- Lands have access to all main services
- Unique development opportunity not to be missed

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 subject lands occupy a convenient and strategic location on the Claremorris Road approximately 0.5 kms from the town centre of Ballinrobe. The surrounding area is largely commercial in nature and adjoining or nearby occupiers include Tesco Supermarket, Bourke's Car Dealership and the new HSE Primary Care Centre. Access to the lands is directly along the Claremorris Road onto which they have substantial road frontage.

Ballinrobe is one of the larger towns within south Co. Mayo and enjoys a strategic location and the junction of the N84 and the R331, with a current population of approx. 3,800. The town has a broad and diversified employer base which includes MacHales Enterprises, Tesco, Mayo County Council and Walsh Mechanical Engineering. Ballinrobe has witness substantial expansion in recent years and with the recent addition of Aldi further reinforcing the town's commercial appeal.

DESCRIPTION

The subject lands extend to approx. 1.01 Ha (2.5 acres) and are effectively triangular in shape having extensive road frontage along the Claremorris Road. The lands are relatively level and are bordered to the rear by the Robe River. The lands are presently undeveloped and under grass and have clearly formed boundaries on all sides.

SERVICES

We understand the lands can be connected to all mains services including water, sewerage, electricity and telecoms.

ZONING

The lands are located within the urban area of Ballinrobe and under the Claremorris & Environs Development Plan are zoned "Enterprise & Employment".

PLANNING PERMISSION

The lands do not have the benefit of Planning Permission and are being sold unconditionally.

DEVELOPMENT POTENTIAL

Our client's Architect has undertaken a site feasibility for a residential development which can support up to 8 no. detached houses and 14 no. semi-detached houses.

TERMS

The property is being offered for sale by private treaty seeking unconditional offers for the Freehold interest.

VIEWINGS

For further information and viewings strictly with the sole selling agent contact Gerard O'Toole at 098 28000 or gerard@tot.ie

ASKING PRICE €350,000

DIRECTIONS

From Ballinrobe take the Claremorris Road for approximately 0.4 km. The lands are located on the left hand side of the road immediately after Tesco and before Bourke's Car Dealership.



