

For  
Sale



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# C.0.54 HECTARES (C.1.34 ACRES) OF LAND WITH SITE POTENTIAL SUBJECT TO P.P KNOCKBOY, KILMEENA, WESTPORT, Co. MAYO



## FEATURES:

- Dual road frontage, combined C. 95m in total.
- C.1 km to main Westport - Newport Road (N59)
- Westport town - c.6km: Newport town - c.6km
- Development potential (subject to planning permission)

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

The land comprises approximately circa 0.54 hectares (circa 1.34 acres). The land is of good quality agricultural quality, with approximately 95 metres of road frontage (front and rear), which would suggest further development potential subject to the necessary planning consent from Mayo County Council.

## ASKING PRICE

Open to offers

Guide Price €40,000

## DIRECTIONS

Westport – Newport Road for c. 5km, turning right at Mid-West Furniture Shop (crossroads). Proceed down this road for c. 1km and the subject divisions 1 & 2 are on the right hand side.

Division 3: Take the next right and right again. Follow the road until the tar surface ends – follow track for c. 300 metres and the land is on the left and right hand side.

