

**For
Sale**



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PRIME RESIDENTIAL SITE WITH O.P.P. FOR DETACHED HOUSE BALLINTUBBER, CLAREMORRIS



FEATURES:

- Large Residential Site
- Sought after location
- C. 500 metres from Ballintubber Abbey
- 1 km from Ballintubber crossroad (N84/Gala Filling Station & Convenience Store)
- c. 1.5 kms from Lough Carra
- Moorehall c.7.5 kms
- Outline Planning Permission for Detached residence

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

This is a most desirable location for a residential site facing west towards Croagh Patrick in an elevated location just 500 m from the infamous Ballintubber Abbey and Corley's Gastro Pub. The Gala filling station and convenience store is approximately 1 km along the main N84 with the very popular Ballintubber National School just a further 500 m distant. Meanwhile Castlebar the county town is just 14 kms while Westport is 17 kms and Ballinrobe 16 kms.

Ballintubber is fast becoming a very popular residential location which offers a multiplicity of amenities and is just a 10 minute drive to the county town of Castlebar. Within the area this location would be regarded as one of the most sought after.

DESCRIPTION

This site extends to approximately 0.4047 of a hectare (1 acre) and enjoys the most pleasant pastoral views which extend to Croagh Patrick in the distance.

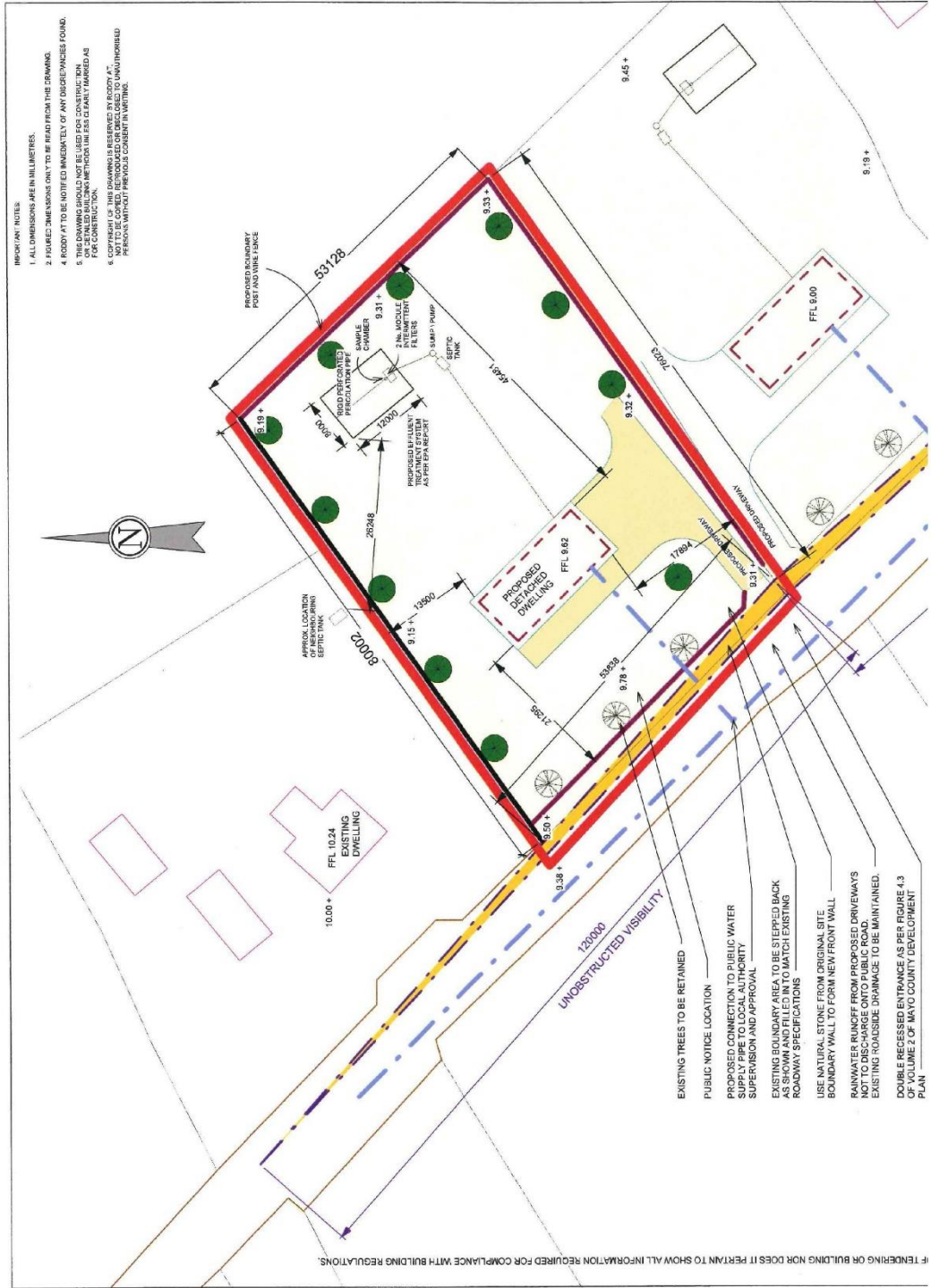
The site benefits from an outline Planning Permission Planning reference P21/1102 granted on the 11th. May 2022.

Good quality large sites such as this have become a rare feature to the open market and affords the purchaser an opportunity to build a property to their own design in this most desirable and accessible location.

ASKING PRICE: €60,000

DIRECTIONS

From Castlebar take the N84 heading to Ballintubber, turn left opposite the Emo oil/Gala Convenience store shop and continue along this local road for approximately 1.1 kms and the subject site is on your left hand side. (East side of road) with a For Sale sign erected thereon.



IMPORTANT NOTES:
 1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. FIGURED DIMENSIONS ONLY TO BE READ FROM THE DRAWING.
 3. FFL TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.
 4. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
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 6. COPYRIGHT OF THIS DRAWING IS RESERVED BY 'RODDY O'.



IF TENDERING OR BUILDING NOR DOES IT PERTAIN TO SHOW ALL INFORMATION REQUIRED FOR COMPLIANCE WITH BUILDING REGULATIONS.

- EXISTING TREES TO BE RETAINED
- PUBLIC NOTICE LOCATION
- PROPOSED CONNECTION TO PUBLIC WATER SUPPLY PIPE TO LOCAL AUTHORITY SUPERVISOR AND APPROVAL
- EXISTING BOUNDARY AREA TO BE STEPPED BACK AS SHOWN AND FILLED IN TO MATCH EXISTING ROADWAY SPECIFICATIONS
- USE NATURAL STONE FROM ORIGINAL SITE BOUNDARY WALL TO FORM NEW FRONT WALL
- RAN WATER RUNOFF FROM PROPOSED DRIVEWAYS NOT TO DISCHARGE ONTO PUBLIC ROAD
- EXISTING ROADSIDE DRAINAGE TO BE MAINTAINED.
- DOUBLE RECESSED ENTRANCE AS PER FIGURE 4.3 OF VOLUME 2 OF MAYO COUNTY DEVELOPMENT PLAN