

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

DEVELOPMENT SITE AT KNOCKAPHUNTA, WESTPORT ROAD, CASTLEBAR



FEATURES:

- Located just 1.0 kms west of Castlebar town centre in an established residential area
- Has direct road frontage onto Westport Road
- Being offered for sale Subject to Planning Permission for an appropriate Residential Development
- Access to all main services and an adjoining Estate road of the College View Development
- This is one of the best development sites ever to be offered to the local market

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

Prime location positioned just 1.0km west of Castlebar town centre along the Westport Road. This provides easy access onto the N5 Dual Carriageway and connecting to N60 and N84. This is an attractive and established residential area with a host of completed developments. This includes the adjoining College View Estate which has just been completed.

Castlebar is the county town of County Mayo and now an University town. With a growing population in excess of 12,000, it is a highly established commercial centre. Key employers include Mayo University Hospital, Mayo County Council, ATU Castlebar and Baxter. The town is well connected with road and rail infrastructure being connected to the N5, N60, N84, N59 and on main rail with up to 5 daily services to Dublin.

DESCRIPTION

Comprises an undeveloped parcel of greenfield lands extending to 1.5 acres. In a rectangular shape, the lands front on the Westport road and also have significant frontage onto the estate road of College view not which it has a right of access.

SERVICES

The lands can be connected to all mains services including Sewerage, Water, Electricity and Telecoms.

ZONING

The lands are zoned Residential under the Castlebar Local Area Plan. Under the Draft Castlebar Local Area Plan (2023 -2029), the lands are zoned New Residential. This objective states that this *to provide for high quality new residential development and other services incidental to residential development.*

DEVELOPMENT POTENTIAL

The lands offer obvious and significant development potential for a high quality residential scheme to possibly incorporate a mix of housing types. This could be further examined by undertaking a detailed feasibility in conjunction with an Architects but could be up to 15-20 units.

SALES PROCESS

The lands are being offered for sale by Private Treaty and on a Subject to Planning Basis. Interested parties should undertake their own feasibility study of the lands to determine the full development potential. The precise details of an acceptable planning permission will form part of the contract. Following agreement of the sale, a 3 month time period will be allowed for the developer to submit a valid planning application to Mayo County Council and a further 9 months will be provided in which to secure full planning permission. The contract will contain an agreeable provision in the event of a third party appeals to An Bord Pleanala.



FURTHER DETAILS

Please contact Gerard O'Toole of O'Toole & Co, The Mall, Westport, Co. Mayo on (098) 28000 or info@tot.ie

PRICE – ON APPLICATION

DIRECTIONS

Westport Road, Castlebar adjoining estate road of College View Development.

