

For
Sale



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DEVELOPMENT SITE AT BALLYGLASS, KILKELLY S.P.P.



FEATURES:

- Convenient location in the centre of Kilkelly
- Located close to the N17 providing excellent access across the region
- 1.34 Hectares (3.32 Acres) of undeveloped greenfield lands
- Access to all main services
- Excellent development potential for up to 28 units (8 per acre)

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

Strategically located in the village centre of Kilkelly. Fronting on River View Road, this is just off the R375 which connects to the N17. The surrounding area comprises of both farmlands and a number of housing developments. Kilkelly has a population of about 850 and benefits from close proximity to excellent road and air connectivity making it an ideal location to live.

Knock 11kms, Claremorris 21kms, Castlebar 29kms, Tuam 49kms, Galway 80kms, Knock Airport 6.5km.

DESCRIPTION

Comprises an undeveloped greenfield site of 3.45 acres. Benefitting from extensive road frontage, the lands are in a triangular shape and rise gradually to the rear (east).

SERVICES

We understand that this location is serviced with both mains water and sewerage subject to usual connection fees.

ZONING

Within the Mayo County Development Plan 2022 – 2082, Kilkelly is considered a Tier V Rural Settlement with the stated objective being towns and villages with local service and limited employment functions, which play an important role in supporting the social, economic and cultural life within rural communities.

All Tier III, IV and V towns and villages adopt a single category consolidation land use zoning. This flexible zoning approach provides for a mix of development types that supports the sustainable consolidated growth of these rural towns and villages. All proposals must be compatible with existing adjoining land uses, the character of the area and should also encourage Active Travel. Opportunity Sites have also been identified for Tier III towns. These sites are located within or close to the core of each settlement and seek to guide residential development in a manner that revitalises and repopulates town centres.

DEVELOPMENT POTENTIAL

A detailed feasibility study has been conducted on the lands which suggest that up to 28 housing units could be accommodated.

TITLE

The lands have a registered Freehold title held within Folio MY4200.



SALE TERMS AND CONDITIONS

The land are for sale on a subject to planning basis. We will provide a 3 month period for the successful bidders to submit a valid planning application and a further 9 months to secure Planning Permission. Provision will also be allowed for in the event of a third party appeals. All costs associated with the planning application will be the sole responsibility of the purchaser.

VIEWINGS & FURTHER INFORMATION

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

ASKING PRICE €350,000

