

For
Sale



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24 ACRES DEVELOPMENT LANDS AT TAWNAGHMORE, KILLALA, CO. MAYO



€495,000

FEATURES:

- Strategic location 1 km south of Killala and 10 km north of Ballina
- Significant land holding with direct road frontage onto the R314 together with frontage onto the estate road of Killala Business Park
- Strategic position immediately adjacent to Killala Business Park
- Extends to some 9.85 hectares (24.33 acres) of undeveloped lands offering immense development opportunities 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

LOCATION

Strategically positioned just 1 km south of Killala and 10 km north of Ballina, along the R314. The lands are located immediately adjacent to the Killala Business Park which is a substantial mixed use Business Park. The lands have direct road frontage onto the main Ballina/Killala Road, together with having return frontage onto the Estate Road.

DESCRIPTION

Comprises of an undeveloped plot of land extending to about 24 acres. The lands are irregular in shape and have extensive direct road frontage onto the R314 together with having about 30m of frontage onto the Killala Business Park estate road. Previously in agricultural use, the lands rise slightly in level away from the main public road.

Within the Killala Business Park, there are;

- 6.3 Hect (15.6 acres) F.P.P for 26,000 sqm Data Centre. PL16/694.
- Existing 12,000 sqm warehouse.
- ADJ Transatlantic Fibre Optic Cable Landing Station.
- AEC 1. Proposed AE Connect 2 & Celtic Norse Cable.
- 45 MW Biomass Power Plant Construction Site.
- 4. 2 x 110 KV lines to site - direct line from Oweninny Wind Farm.
- New 110 KV ESB Substation.
- 100 MW SSE Peaking Power Plant.
- Site with F.P.P for 100 MW battery storage facility.
- 21 MW Killala Wind Farm.

LAND AREA

The development land area is approximately 9.85 hectares (24.33 acres)

TITLE

The lands have a Freehold title held within Folio MY72393F. There are a number of registered Wayleaves across the lands in favour of Mayo County Council.

ZONING

The lands are unzoned

DEVELOPMENT POTENTIAL

The site offers obvious development potential for what is most likely to be a commercial / industrial type development given its proximity to the Killala Business Park and benefitting from direct access off the Estate Road.

FURTHER INFORMATION

Contact Gerard O'Toole of O'Toole & Co. on 098 28000 or info@tot.ie



ASKING PRICE €495,000

DIRECTIONS

The lands are located immediately to the north of the Killala Business Park entrance along the west side of the main public road.

