

Ashford Pines Cong

Unique development of 7 fully serviced and landscaped sites in a wooded environment immediately opposite the famous Ashford Castle in Cong, Co. Mayo



Features

- Edge of village location opposite Ashford Castle and within walking distance to Cong Village
- Unique scenic wooded site over karst landscape surrounded by historical and geological features
- Full Planning Permission for architecturally designed detached houses
- Two House Types Available
- Each site will be fully serviced and extensively landscaped
- Unique opportunity to build a dream home in a stunning location

Location

The Ashford Pines Residential Development is located in Nymphsfield Cong, once part of the Ashford Estate under Sir Arthur Guinness. It is positioned almost directly opposite the entrance gates into Ashford Castle in the picturesque village of Cong. This is a magical enchanted and truly unique heavily wooded site which is famous for Kelly's Cave which is a national monument. Cong is positioned on the Mayo/Galway border, famous as the location of the Quiet Man and is renowned as being the location of one of the best hotels in the world namely Ashford Castle, having recently undergone an extensive refurbishment, it is consistently listed as one of the luxury hotels in the world.

Cong is a small quaint and charming town offering shopping together with excellent bars, cafes and restaurants. Cong is also uniquely positioned on Lough Corrib offering wonderful fresh water fishing. Excellent fishing is also offered in a number of waterways in the West of Ireland for the fishing enthusiast which include Lough Conn, Lough Mask, The River Corrib and The River Moy.

Cong is uniquely positioned between Lough Corrib and Lough Conn, effectively equal distance between Castlebar to the north and Galway City to the south, easy access is also offered to the splendid Connemara which is to the west. This therefore is a truly excellent location to either call home or from which to base a holiday home in the west of Ireland. Amenities within the region include Golf (Ballinrobe, Claremorris, Castlebar, Westport), Fresh water and sea fishing, sailing, surfing, shooting, boating, cycling, horse riding, excellent beaches, hiking and miles of stunning scenery.

Ballinrobe 11kms, Castlebar 40 kms, Westport 43 kms, Galway City 42 kms, Knock International Airport 65 kms, Dublin City 240 kms.

Description

Tuohy O'Toole are selling 7 of these service sites at Ashford Pines. There are 2 unique house designs each designed by the developer's Architect. The design might be described as modern vernacular architecture finished in traditional render finish and part stone facades under pitched slate roofs. All windows are in hardwood. Changes to the proposed designs to be agreed with Mayo County Council.

House Type 1 comprises an entrance hall, open plan kitchen/dining room with sunroom and separate utility, living room, wc, playroom/office and a bedroom with ensuite and dressing room at ground floor level. At first floor there are 4 bedrooms, 3 of which have ensuite facilities and 2 have walk in wardrobes there is also a large bathroom on this level. The property has a total floor area of 246 SqM (2,646 Sq. Ft.).

House Type 2 comprises a large light filled hallway with double height glazed panels, living room, kitchen/dining room with utility, wc, sunroom and bedroom with ensuite and walk in wardrobe. At first floor there are 4 bedrooms, 2 of which has ensuite facilities. There is also a bathroom on this level, the property has a total floor are of 240 SqM (2,580 Sq.Ft).

Full House plans and additional information are available on request.



House Type 1



House Type 2

On completion of each site sale, site owners will appoint their own Architects, Engineer and Building Contractor to complete their properties. If the buyer wishes to have purchase a fully finished house they can contact the recommended builder directly (see www.Ashfordpines.com).

Specification

The servicing of the sites will include the following works completed on site:

- Period Limestone entrance;
- Completion of all estate roads;
- Public footpaths and lighting;
- Extensive hard and soft landscaping;
- All sites will be serviced with mains water, electricity, sewerage and high speed broadband

Planning Permission

Planning Permission was granted by Mayo County Council subject to 28 no conditions. Planning Reference No P21/265. An Bord Pleanala granted Planning Permission on appeal. The planning permission runs until August 2026.

Selling Prices

Site Number	House Type	House Size	Plot Size	Site Price	Plus VAT @ 13.5%	Plus Development Levees
2	2	240	765	€100,000	€13,500	€9,323.92
3	1	246	712	€100,000	€13,500	€9,323.92
4	1	246	731	€100,000	€13,500	€9,323.92
7	1	246	1053	€115,000	€15,525	€9,323.92
8	2	240	766	€105,000	€14,175	€9,323.92
14	2	240	1016	€120,000	€16,200	€9,323.92

Note: Deposit is 10% to secure a site for 60 Days pending close of sale.

Stamp Duty

Buyers will be responsible for all acquisition costs including Stamp Duty which qualifies for recovery under revenue rules.

Viewings

Viewings of the sites can be arranged by prior appointment with the sole selling agents.

Contact: Gerard O'Toole
Tel: 098 - 28000
Mobile: 086 - 8074648
Email: gerard@tot.ie

North Mall,
Westport,
Co. Mayo.
F28 T381
PRSA License No: 001318



For further information please review www.ashfordpines.com

Directions

From Ballinrobe, take the R345 towards Ashford, ahead of the entrance for Ashford Castle turn right following onto the R345 and the subject lands are located approximately 300 m on the right hand side. The site entrance is located between the Lynn Medical Centre and Cong National School.

From Galway take the N84 to Headford and then the R335 to Cong. The entrance to Ashford Pines is located 350m past the Ashford Castle Gates between Lynn Medical Centre and Cong National School. Post Code F31 E167 or alternatively using What 3 Words <https://w3w.co/vineyard.navigate.lawnmower>.

Look out for Ashford Pines marketing sign.









HOUSE TYPE 1



HOUSE TYPE 2

