

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

# RESIDENTIAL SITE SPP KNOCKARAH EAST, CLOONAGH, WESTPORT



**Guide Price €350,000**

## FEATURES:

- Significant land holding of 10.18 acres
- Being sold SPP for a single house
- Ideally positioned just 3.8kms west from Westport
- Excellent views over Croagh Patrick and surrounding countryside
- Lands have some river frontage

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.

## LOCATION

Located just 3.8kms west of Westport in the townland of Knockaraha East close to Cloonagh. This is conveniently located about 300m off the mains Westport to Louisburgh Road (R335). This is a desirable residential location set within unspoilt countryside. Local or nearby amenities include Cloonagh Health Centre, Brackloon National School and Brackloon Woods Walkway.

Westport town centre and Westport Harbour/Quay are all within a relatively short distance and offers excellent retail, business and leisure facilities. Westport is a thriving tourist centre and has an abundance of recreational amenities including Golf, Sailing, Fishing, Westport House Estate, Croagh Patrick, The Greenway and a number of Blue Flag Beaches. Easily accessible via road, rail and within 45 minutes of Ireland West Airport.

## DESCRIPTION

Comprises a non-residential land holding. The lands are farmlands all in grass and have been used for agricultural purposes for a long number of years. Benefiting from substantial road frontage along the (L1822). With a single gated access, the lands are of an irregular shape and have a deep hollow towards the centre of them. On the southern section, the lands have frontage along the Owenwee River.

**LAND AREA -** The holding has an area of 4.12 Hectares (10.18 Acres).

**TITLE -** Registered Freehold title held within Folio MY2048.

## SERVICES

The lands are not presently connected with any services but the following are available within this area;

Water- Mains

Electricity- Mains

Telecommunications- Mains providers

## PLANNING

The lands have no Planning Permission currently nor has there ever been a Planning application. We are offering the opportunity to purchase the entire holding as a residential holding subject to the grant of planning permission for a single dwelling house.

The subject lands are located in an area of Strong Urban influence as identified in the Mayo Development Plan 2022-2028. These areas have been designated to support the sustainable growth of the urban areas, to provide for the immediate, local rural community who have a genuine housing requirement. There is more information available on the Mayo county Council website, under Chapter 4 (Housing) in the Mayo Development Plan 2022-2028. We suggest that the reader familiarise themselves with the planning criteria for this area.

## DEVELOPMENT OPPORTUNITY

Rarely does such a unique parcel of lands such as these come to the market and being offered as a development site for a single dwelling. There is a pattern of one off private houses within the area and one assumes, suitable candidates should be able to secure planning permission for a family home. There are excellent elevated views to the west across the lands and there is an opportunity to create and build a home of exceptional quality.



## PROPOSED GREENWAY

It is noted that Mayo County Council have earmarked this location for an extension of the Clew Bay Greenway. A possible route would see the Greenway run along the northern and western sides of the lands. No firm decision has been taken about the preferred route and further information is available from Mayo County Council web site "Belclare to Murrisk Greenway".

## VIEWINGS & FURTHER INFORMATION

Contact sole selling agents O'Toole & Co, The Mall, Westport, Co. Mayo. (098) 28000 . Reference, Gerard O'Toole- info@tot.ie

**GUIDE PRICE €350,000**

## DIRECTIONS

Located just 3.8kms west of Westport in the townland of Knockaraha East close to Cloonagh. Follow the west road turning left at Aughavale Cemetery. Follow public road for about 300m and the lands are located on the right hand side (west) of the road with FOR SALE sign on them.





