

# Castlelambert, Athenry, Co. Galway

## LAND



## 0.20 Ha (0.5 Acres)

- Excellent opportunity to acquire a greenfield site subject to planning permission.
- Regular shaped site extending to approximately 0.20 Hectares (0.5 acres).
- Located approximately 24 km from Galway City, 6 km from Athenry Town and 10 km from Carnmore Cross.
- Situated close to the M6, M17 and M18 Motorway's.
- Local housing need criteria applies.



### ENQUIRIES TO

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# FOR SALE | By Private Treaty | Residential Development Site (SPP)

## LOCATION

The subject property is located in the townland of Castlelambert, Athenry, close to the M6, M17 and M18 Motorways and approximately 24 km from Galway City, 6 km from Athenry Town and 10 km from Carnmore Cross.

The site is situated along a local unnamed road in a beautiful country setting but yet within close proximity to local amenities.

## DESCRIPTION

The subject property extends to 0.2 hectares (0.5 acres). It is regular in shape and level in topography, making it cost efficient to develop. The site is fenced and benefits from approximately 32 meters of road frontage. The site is also connected to water supply through the local Group Water Scheme.

## FEATURES

- This site would make an ideal location to build a bespoke family home.
- This site is being sold subject to Planning Permission and with planning restrictions in this area.
- Prospective purchasers must meet 'local housing need' criteria.



## OTHER DETAILS SECTION

From Athenry Town, take the L3103 (Pass the Raheen Woods Heading towards Cartymore) continue for c. 6 km until you pass Heneghan Nurseries (Post Code - H65 WP68), the subject property is situated c. 200 meters on the right hand side with Power Property For Sale sign thereon.

This site is being sold subject to Planning Permission and with planning restrictions in this area, prospective purchasers must meet 'local housing need' criteria. Please refer to Chapter 3 of the Galway County Development Plan for more information.

## TITLE

Registered Freehold –

Folio No. GY107382F

## GUIDE PRICE

€59,000

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