

LANDS AT
KILLARAINY

MOYCULLEN, CO. GALWAY

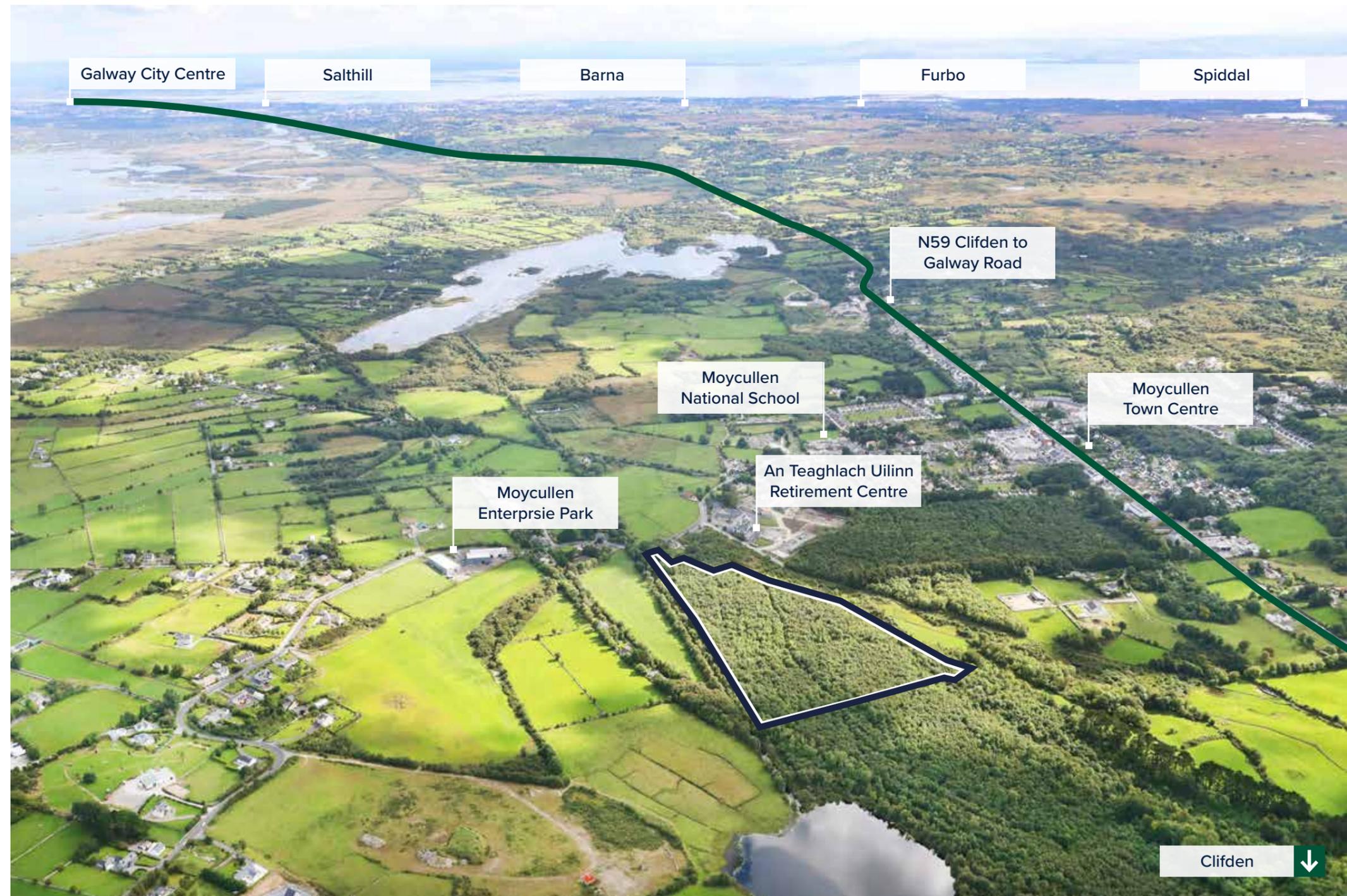
EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE BY PRIVATE TREATY



PROPERTY OVERVIEW

- Superb Residential Development Opportunity
- Site extending to approx. 5.84 ha (14.45 acres)
- Full planning permission for 61 houses granted March 2018
- Excellent residential location on the north east of Moycullen Town
- Zoned Majority Residential 2



LOCATION

Moycullen is an affluent commuter village about 12km north west of Galway city, located in a picturesque Gaeltacht area close to Lough Corrib and Ross Lake. The surrounding area is rural and generally characterised by lakes, forests and mountains. Neighbouring villages include Roscahill, Spiddal, Furbo and Barna.

It benefits from direct bus services to Galway City Centre with Bus Eireann and City Link. The town has an established road network with the main Clifden Road N59 providing direct access into Galway city centre approximately 800m

from the subject property. Connectivity to the M6 to Dublin and M18 to Limerick is due to be greatly improved by the Galway bypass which is due to commence shortly.

Amenities in the town include schools, community & sporting facilities, supermarkets and hotels. There are numerous restaurants, cafes and bars catering to many tourists travelling through Connemara to and from Galway City, as well as locals. Galway City provides a wider array of commercial and shopping facilities that benefit the local area.

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DESCRIPTION

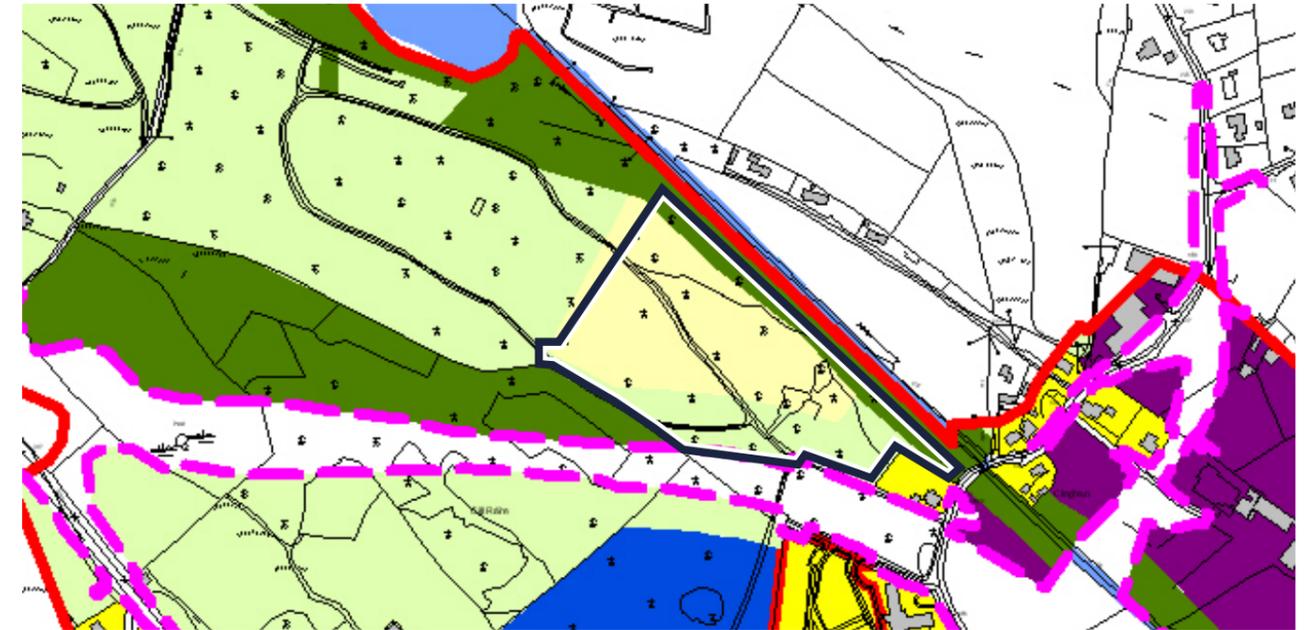
The site extends to approximately 5.84 ha (14.45 acres) and is irregular in shape. There are trees on site and it is bounded on the east side by a small Canal feeding into Ballyquirke Lough. There is approximately 32 metres of road frontage onto Church Road the L1313. The site has a relatively flat topography and also adjoins the proposed Connemara Greenway.

The immediate area surrounding the site is primarily made up of mature one off detached housing and relatively low-density housing developments such as Elmwood, Pine Grove and Woodlands Park. The site is located adjacent to An Teaghlach Uilinn Retirement Centre and approximately 270m from the Moycullen Enterprise Park.



For Indicative Purposes Only

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Extract from Moycullen LAP 2013-2019

TOWN PLANNING

The site is zoned majority 'Residential' Phase 2 (3.24 ha or 8 acres), 'Agricultural' (1.58 ha or 3.9 acres), and with 'Open Space' lands (1.03 ha or 2.55 acres) located along the Canal bank under the Moycullen LAP 2013-2019.

Planning permission (17/1779) was granted by Galway County Council on the 26th March 2018 (subject to conditions) for a scheme of 61 units comprising a mix of terraced, semi-detached and detached housing. The planning grant outlined two options for the landowner to develop the 61 houses, one which allows for a number of larger increased accessibility dwellings. The following schedule of accommodation shows a breakdown of these two options;

Option 1

Type	Total Units	House Type	GFA Sq.m	GFA Sq.Ft
A	16	2 Bed Terraced	105.6	1,137
B	16	3 Bed Semi	123.5	1,329
C	14	4 Bed Semi	139.2	1,498
D	11	4 Bed Detached	147.7	1,590
E	4	5 Bed Detached	190.8	2,054
	61	Total	8,002	86,137

Option 2

Type	Total Units	House Type	GFA Sq.m	GFA Sq.Ft
A	12	2 Bed Terraced	105.6	1,137
A1	4	3 Bed End Terrace	119.5	1,286
B	13	3 Bed Semi	123.5	1,329
B1	3	4 Bed Semi	138.8	1,494
C	14	4 Bed Semi	139.2	1,498
D	11	4 Bed Detached	147.7	1,590
E	4	5 Bed Detached	190.8	2,054
	61	Total	8,104	87,229

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General Site Layout Plan Extract from Planning Drawings

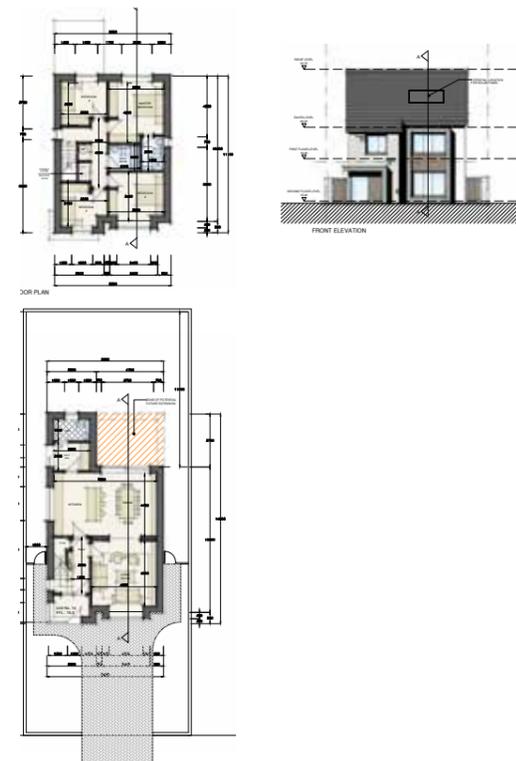
Type B



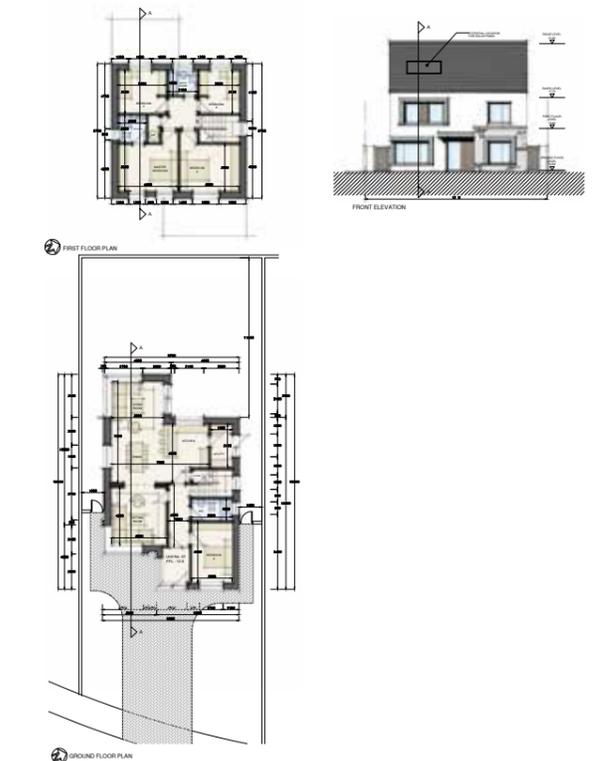
Type C



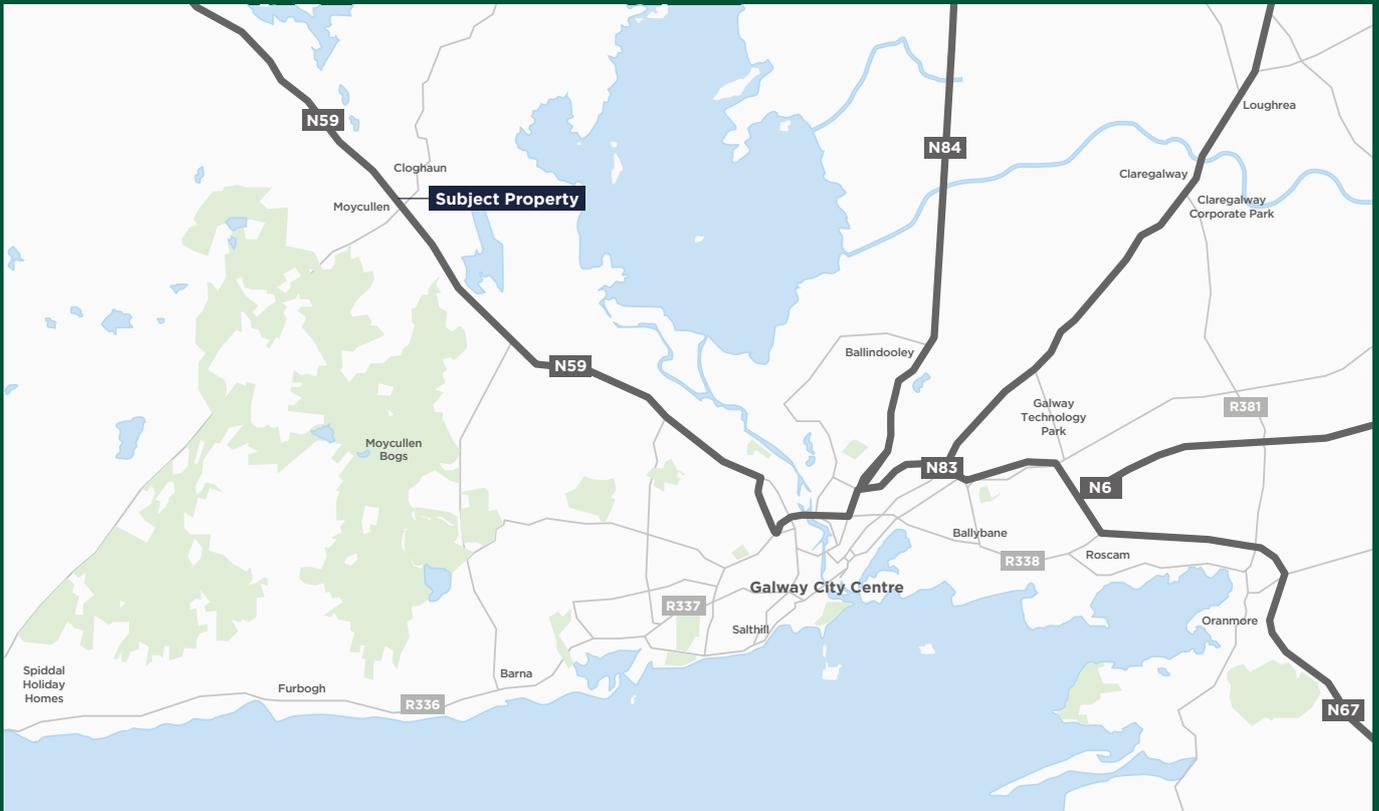
Type D



Type E



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METHOD OF SALE

The subject property is being offered for sale by Private Treaty.

TITLE

We understand that the property is held freehold.

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

SOLICITOR

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