

For Sale

c. 1.23 Acres, Rushestown, Newbridge,
Ballinasloe, Co. Galway

DOUGLAS NEWMAN CO.00
DNG

**IVAN
CONNAUGHTON**



Price Region: Open to Offers

DNG Ivan Connaughton are delighted to offer this attractive parcel of lands extending to approximately 1.23 acres, situated in a peaceful countryside setting of Rushestown, Newbridge, Ballinasloe, Co. Galway.

The lands previously benefited from Full Planning Permission for two detached residential dwellings under Galway County Council Planning Ref. No. 06/4026 and 06/2310, although these permissions have since expired. The property offers excellent potential for those seeking a residential development opportunity in a convenient rural location, subject to obtaining the necessary planning consent.

Occupying a pleasant rural setting, the lands enjoy the benefits of country living while remaining conveniently accessible to a range of nearby towns and services.

The property is situated approximately 7 km from Mountbellew, 30 km from Ballinasloe and the M6 Motorway, 40 km from Athlone, 56 km from Galway City, and 60 km from Ireland West Airport Knock, providing excellent connectivity to major employment, commercial and transport hubs.

This represents a rare opportunity to acquire a substantial site in a scenic and established rural location, offering the ideal balance of tranquillity, accessibility and future development potential.

The property is available for sale in one or two lots, subject to market interest.

For further details, contact DNG Ivan Connaughton on 090-6663700

