

ON THE INSTRUCTIONS OF IDA IRELAND

1.21 HECTARES, TUBBERCURRY, CO. SLIGO



01-638 2700

- Freehold site comprising approximately 1.21 hectares (2.98 acres).
- Located on the Ballina Road (R294), west of Tubbercurry town.
- Located 210 km north west of Dublin, 107 km north of Galway with Ireland West Airport at Knock 19 km to the south.
- Occupiers in the area include TNT, Sligo Haulage & Distribution, Connacht Gold, Basta Parsons and Tool & Gauge.
- Title - Freehold.



LOCATION

The property is situated on the southern side of the R294 Ballina Road, approximately 0.5 km west of Tubbercurry town. Tubbercurry lies approximately 210 km north west of Dublin, 107 km north of Galway, 35km south of Sligo with Ireland West Airport Knock Airport 19 km to the south.

Tubbercurry is situated on the N17 Galway-Sligo National Primary route, close to both the N4 (Dublin-Sligo) and N5 (Dublin-Westport) routes. The town benefits from its proximity to both Sligo Airport at Strandhill and Ireland West Airport at Knock.

There are plans currently at the design stage to by-pass Tubbercurry and upgrade the existing road network. This by-pass and upgrade of the N17 will join the Knock By-pass and be of dual carriageway standard.

Well-known occupiers in the area include TNT, Sligo Haulage & Distribution, Connacht Gold, Basta Parsons and Tool & Gauge.

DESCRIPTION

The site comprises an irregular shaped level site of approximately 1.21 hectares (2.98 acres) situated in close proximity to Tubbercurry town centre accessed via the R294 Ballina Road.

TOWN PLANNING

The lands are currently unzoned. Currently, Sligo County Council's Development Planning Unit is working on the preparation of the Draft Tubbercurry Local Area Plan.

Under the County Development Plan's Settlement Strategy/ Hierarchy, Tubbercurry is a designated Key Support Town, together with Ballymote and Enniscrone. Tubbercurry is the only Key Support Towns for which a local area plan has not yet been adopted.

TITLE

The lands are being sold with the benefit of freehold title.

SERVICES

We are informed that mains services are adjacent to the subject property.

PRICE

On application.

FURTHER INFORMATION/VIEWING

For further information or to arrange a viewing, please contact:

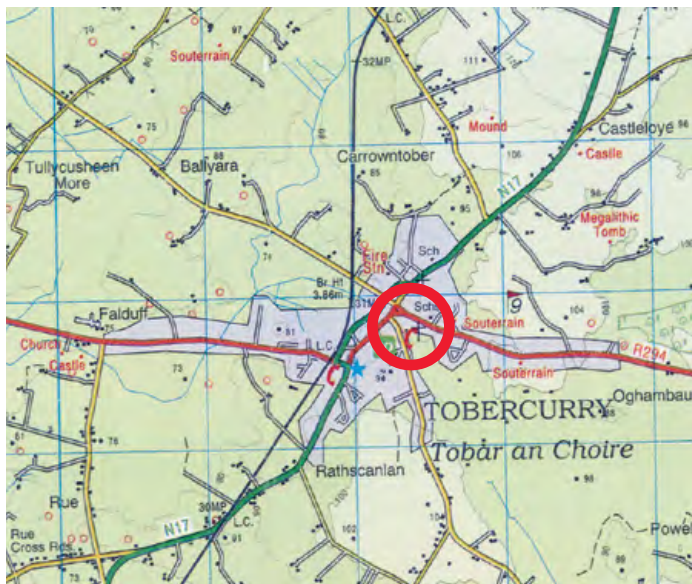
Cathal Daughton

T: 01-638 2737 **E:** cdaughton@lisney.com

or

Keith Begley

T: 01-638 2793 **E:** kbegley@lisney.com



An independently owned and operated member of the



ST. STEPHEN'S GREEN OFFICE

24 St. Stephen's Green, Dublin 2

Tel: +353 1 638 2700

Fax: +353 1 638 2706

Email: dublin@lisney.com

OTHER OFFICES

1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.

Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405

Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

