For Sale by Private Treaty

Development Opportunity off Milltown Road, Tuam, Co. Galway

- Development Opportunity on an overall site extending to approx. 1.43 acres (0.57 hectares).
- Located just off the Milltown Road, adjacent to the Ard Ri House Hotel and Meadow Grove and Meadow Court residential estates in Tuam, Co. Galway.
- Zoned R1 “Residential Phase 1” under the 2011 – 2017 Tuam Local Area Plan.
- Close to a range of amenities including primary and secondary schools, a crèche and 1.5 km from the Tuam Town Centre.
Location
The subject property is situated a short distance west of the Milltown Road, adjacent to the Ard Ri House Hotel and approximately 1.5km north of Tuam town centre.

The property is also situated adjacent to a sought after residential location within Tuam at Meadow Court and Meadow Avenue.

Tuam is the second largest town in County Galway and is located approximately 35 km north of Galway City. The site is also convenient to the new Gort to Tuam motorway scheme.

Description
The subject property comprises a regular shaped site, which extends to a total area of approx. 1.43 acres (0.57 hectares).

The site is surfaced and level in nature and comprises a number of small lock up storage units and sheds. The site is bounded and secured by steel palisade fencing to the north and east and a stone wall to the west and south.

The site is adjacent to established residential estate including Meadow Court and Meadow Grove. The lands also have attractive frontage of approx. 111 metres on Meadow Avenue.

Zoning
The lands are zoned objective R ‘Residential Phase 1’ under the 2011-2017 Tuam Local Area Plan which is to provide “for Residential within the lifetime of this plan”.

Development Opportunity
The subject lands represent a fantastic development opportunity (subject to planning permission).

Gort to Tuam Bypass
Construction has been completed for the new 53km motorway and 4 km Tuam Bypass dual carriageway which will connect road users from Tuam to Galway and Gort alleviating congestion in these areas. The site shall be located 1km south of the Mountpotter Junction in the north of the scheme.

Title
We understand the property is held freehold.

Services
We understand that all mains services are available to the property.

Asking Price
On application.

Contact
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