

# For Sale By Private Treaty

Development Site, Ballyhaunis, Co Mayo



## Development Site, Ballyhaunis, Co Mayo 8.3 Acres (3.358Ha)

### Property Highlights

- Town Centre land-holding of 8.3 Acres (3.358 Ha) adjacent to Aldi in Ballyhaunis
- Site is zoned Town Centre and has been identified as an 'opportunity site' with potential for a Residential and Mixed-Use Development.
- Located in the centre of Ballyhaunis town.
- Surrounded by a mix of residential and commercial users
- For sale by Private Treaty

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## Location

Ballyhaunis is located in Co Mayo at the intersection of the N60 and N83 national routes and is close to the borders of Galway and Roscommon. The town is situated approximately 45km east of Castlebar and 70km north of Galway. Ballyhaunis is well-connected by the Dublin-Westport/Ballina train line and bus routes 440 and 64.

More specially the subject site is situated approximately 300m west of the town square in the centre of Ballyhaunis.

The lands are immediately to the rear of the Aldi Store on Main Street.

The site is surrounded by a number of residential and commercial developments with Ballyhaunis' many amenities within walking distance.

## Description

The subject property comprises a development site extending to 8.3 Acres (3.358 Ha). The site is held under several folios and part folios – MY52321F/MY77786F/MY47582F

The land holding is of a rolling topography and is currently a greenfield site.

Access to land is via Main Street (adjacent to Aldi).

## Zoning / Planning

The element outlined in yellow below extends is zoned “1I” under the Mayo County Development Plan 2022-2028 *“To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses”.*

The site has also been identified as an ‘opportunity site’ which allows for residential land mix use development.

A portion of the lands are located within the Flogas Seveso Zone.

The lands have no current active planning permission.

