

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

Tel/Fax: 00353-71-9163284

E-mail info@irishproperties.com

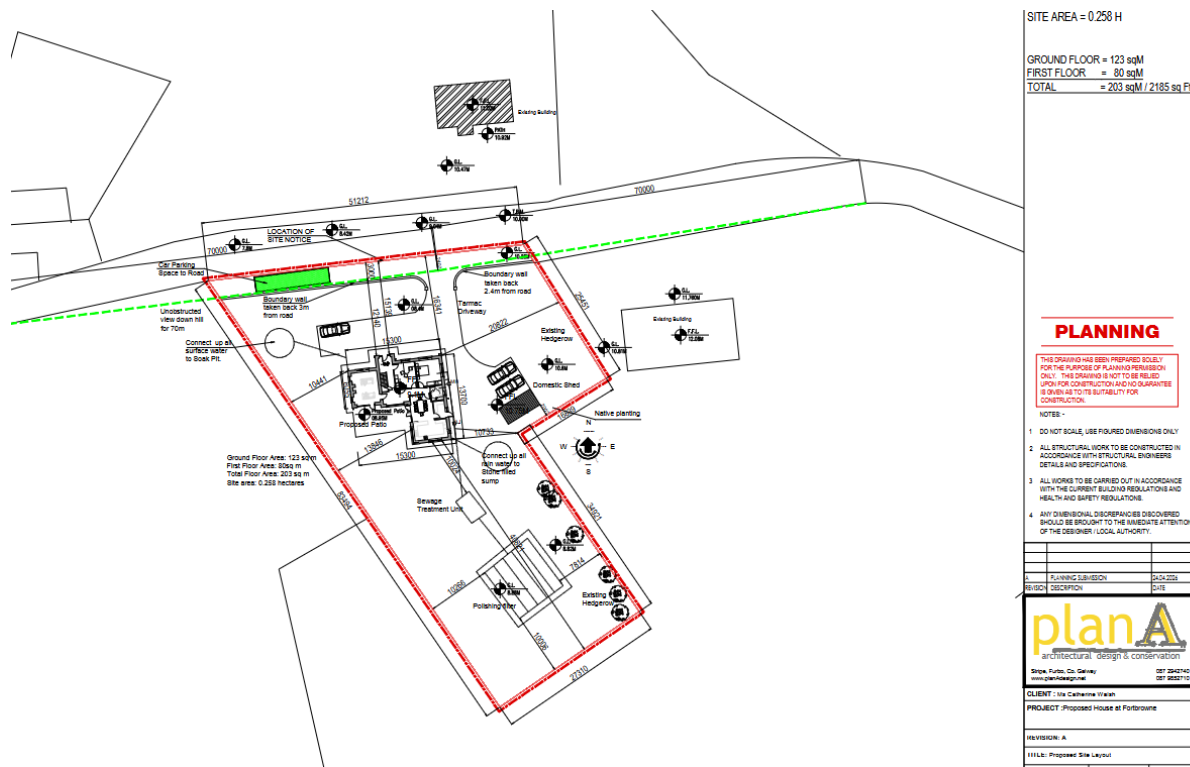
Web: www.irishproperties.com



Bauplatz mit Genehmigung, 15 Autominuten von Tuam, Co. Galway

(105WH-GY) Ca. 0.258ha/ 2580qm

Preisvorstellung: € 85.000



Eckdaten:

- Erteilte Genehmigung (Full planning Permission)
- Genehmigt für ein 203 qm Haus mit 4 Schlafzimmer
- Wunderschöne Landlage im grünen, viel Natur
- Ca. 2.580 qm Grund
- 15 Autominuten zur Stadt Tuam und M17, 5 Minuten zur Ortschaft Clonberne village

Video link: https://youtu.be/Tpbn_vT9hdU

Beschreibung:

Genehmigungen am Land sind sehr schwierig und werden nur selten erteilt. Bei diesem Objekt liegt die Full Planning Permission vor. Es kann sofort gebaut werden. Eine Genehmigung zu beantragen ist sehr kostenspielig und für nicht Lokale meist unmöglich. Die Genehmigung wurde am 04.08.2026 erteilt und besteht für 5 Jahre. Das 2.580qm große Grundstück liegt bei Fortbrowne, Lavally, Co. Galway.

Die Genehmigung ist für ein großzügiges Haus mit 203 qm und Garage.

Die nächste Ortschaft Clonberne verfügt über Schulen, Kirche, Spielplatz, Shops sowie Gasthäuser.

Die Gegend um Galway und Tuam ist sehr beliebt und der Bauplatz verbindet Leben am Land mit guter Anbindung

Planning Ref: 26/60708 Galway (siehe www.galwaycoco.ie)

Preisvorstellung: € 85.000

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879

VAT ID No IE7435134J

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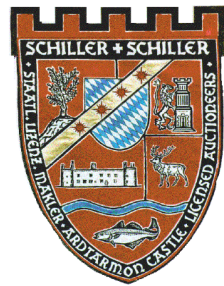
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Wegbeschreibung:

Am besten über den gegenüberliegenden Nachbar mit Eircode H54CX58 (siehe www.eircode.ie) zu finden.

Alleinvertretung

Schiller and Schiller

www.irishproperties.com



FRONT ELEVATION



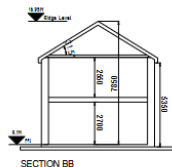
WEST ELEVATION



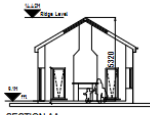
REAR ELEVATION



EAST ELEVATION



SECTION BB



SECTION AA

SITE AREA = 0.258 H

GROUND FLOOR = 123 sqm
FIRST FLOOR = 80 sqm
TOTAL = 203 sqm / 2185 sq Ft

PLANNING

THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF PLANNING PERMISSION ONLY. THE DRAWING IS NOT TO BE RELIED UPON FOR CONSTRUCTION AND NO GUARANTEE IS GIVEN AS TO ITS SUITABILITY FOR CONSTRUCTION.

NOTES:

1. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
2. ALL STRUCTURAL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND HEALTH AND SAFETY REGULATIONS.
4. ANY DIMENSIONAL DISCREPANCIES DISCOVERED SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER/LOCAL AUTHORITY.

PLANNING PERMISSION: 24/24/2024

REVISION: 01/15

planA
architectural design & conservation

Stacy, Furler, Co. Kerry
www.planadecor.com

CLIENT: 105 Catherine Street

PROJECT: Proposed House at Fortrose

REVISION: A

TITLE: Proposed Section and Elevations

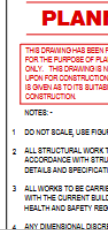
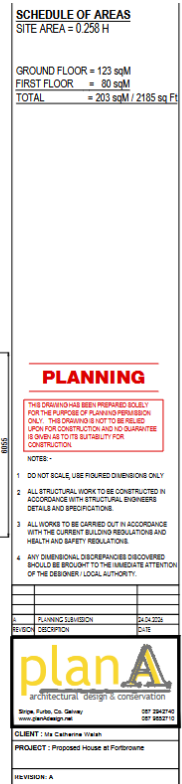
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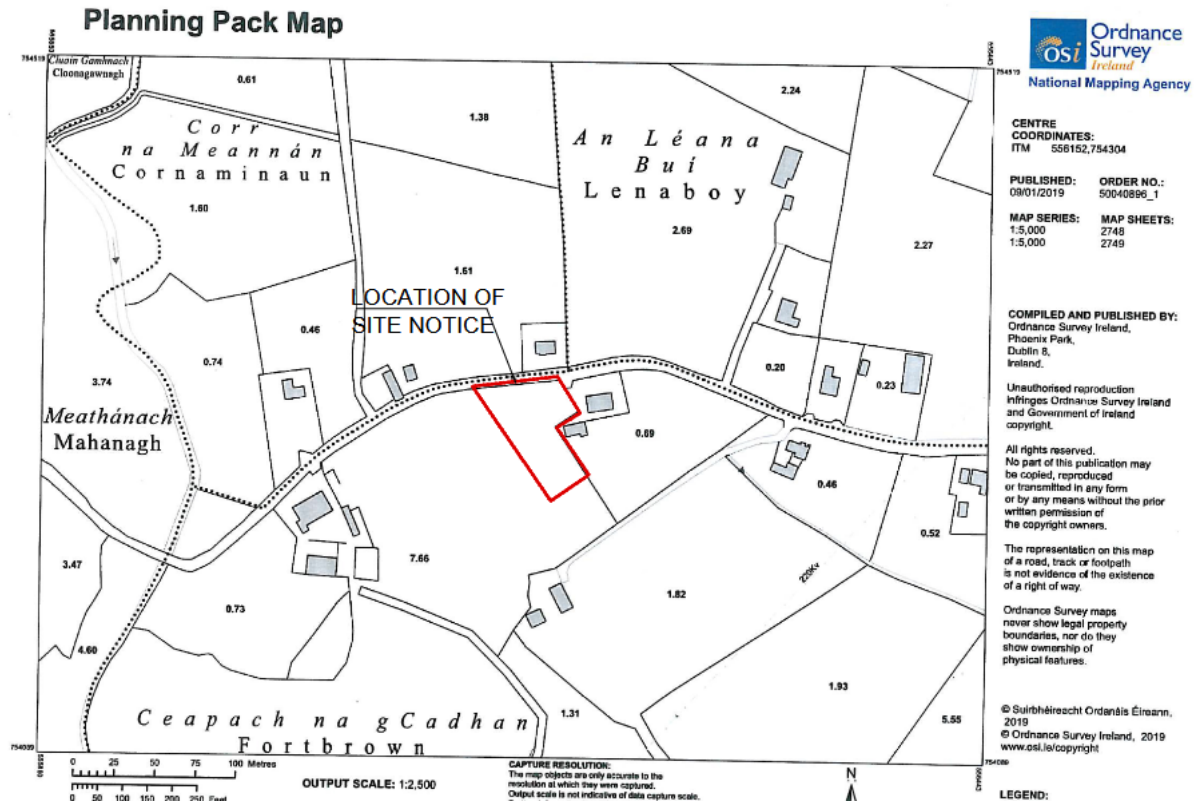
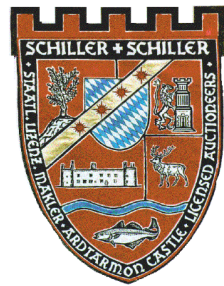
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