

Sites at Aughamore Far, Carraroe, Co. Sligo, Ireland,

Residential I

For Sale | €130,000

Rare opportunity to purchase sites located in the scenic and tranquil location of Aughamore Far, yet it is only a short distance to Carraroe and 6 km to Sligo town. Guide Price: €130,000 for Site A €145,000 for Site B

The sites comes with planning permission to demolish the existing cottage and to construct a 3 bedroom detached property and for the installation of waste water treatment system & percolation area. The size of the property is 103sqm to include Lobby, Entrance Hall, Open Plan Kitchen/Dining/Living Room, Utility, Bathroom, 2 Bedrooms & Bedroom/Office.

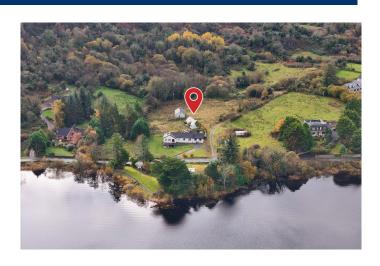
Planning was granted on 31st May 2023 & is valid for 5 years.

Site A (closest to existing house) measures circa 0.49 acres.

Site B (furthest from the road) measures circa 0.9 acres.

Location

The sites located in a very scenic area with Dooney Rock, Slishwood and Lough Gill are all minutes away. Dooney Rock is a small attractive site on the shore of Lough Gill with a 1.2 kilometre nature trail, the views from here are spectacular. Slishwood is another lovely area around Lough Gill and it has a three kilometre loop trail offering excellent views of the lake. Carraroe National School, Sligo Sports Complex, Doorly Park and Sligo Retail

















DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.





Park are all within easy reach.

Size: Sqm

Garden





Directions

Heading out of Sligo take the Pearse Road to Carraroe roundabout. Take the first exit, then the first left onto the R297 heading towards Dooney Rock, continue for c 3 km the site is located on the left hand side. Eircode for house to the front is F91 XT65.











DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:
(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

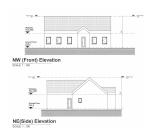
(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

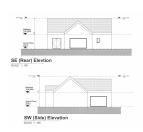
liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.













DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:
(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.
(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations

of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.