**James Kilcoyne Ltd.**
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**Friarshill**
**Ballaghaderreen**
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# 1.87 Acres of Development Land, Coillte Bo, Loughlynn

## Starting Bid: €55,000.00

For sale by James Kilcoyne Ltd. via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Development Opportunity in the Heart of Loughlynn Village - C.1.87 Acres of Prime Development Lands - Part of the Cuiltybo Development

We are delighted to present a superb opportunity to acquire C.1.87 acres of development lands located within the charming village of Loughlynn, Co. Roscommon. These lands form part of the well-known Cuiltybo Development, offering a prime location with excellent potential for residential development (subject to planning permission).

Location Highlights
Adjacent to key local amenities including:
Shops, pubs, church, national school, playschool, and community centre
Conveniently located:
15 mins to Ballaghaderreen
20 mins to Castlerea



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25 mins to Ireland West Airport (Knock)
Near Loughlynn Lake for the fishing enthusiast
This peaceful village setting combines the tranquility of rural life with easy access to major towns and transport links.

Development Potential
Previous planning permission was granted (now lapsed) – renewal required
Ideal for residential housing development
Raft certificates available upon request
All essential services are located adjacent to the site, making it ready for connection and reducing development costs

Key Features
C.1.87 acres of well-positioned land
Village-centre location with strong community spirit
Access to all necessary services
Proven development interest with prior planning history
Strategic location with strong demand for housing in the area

TO VIEW OR MAKE A BID Contact James Kilcoyne Ltd. or iamsold, www.iamsold.ie

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.


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