

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284

email info@irishproperties.com

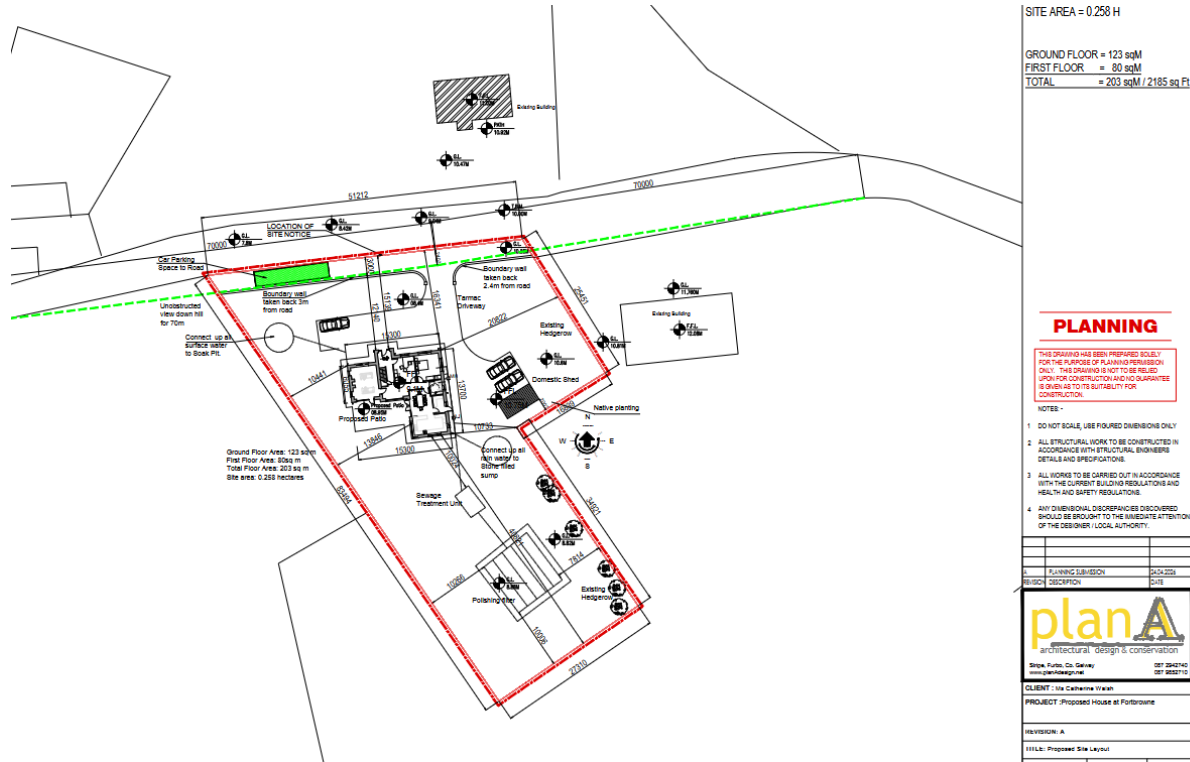
WEB: www.irishproperties.com



Building Site with full planning permission, ready to go near Tuam, Co. Galway

(105WH-GY) approx. 0.258ha/ 0.6 acre

Price Guide: €85.000



Key Factors:

- Full Planning Permission no clauses
- Architecturally designed two storey, four bedroom with domestic garage, totalling 203sq m
- Breathtakingly beautiful, panoramic views of the surrounding countryside
- 0.635 acre fenced and gated elevated site
- Tranquility, peace, quiet, immerse yourself in nature and country life
- 15 minutes from Tuam Town, the M17 motorway and 5 minutes from Clonberne village

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

Description:

A rare opportunity to acquire a country building site with full planning permission just outside Tuam, at Fortbrowne, Lavally, Co. Galway. Full planning was granted on 4th of August 2026 given a purchaser plenty of time to build.

It is situated 2 miles from Clonberne village and 8 miles from Tuam town, Co. Galway.

Planning is for an architecturally designed dream home, consisting of a two-storey-four-bedroomed house, open plan ground floor, a sunny patio back, and a domestic garage. The gross floor space totals 203 sq metres. This is a once off opportunity to buy a plot in the countryside and build a modern home.

Clonberne village is a welcoming country community, with a primary school, church, playground, shops, pubs, GAA club and nursing home.

It would make the ideal plot to build a home for those living in or returning to this beautiful corner of the world in the west of Ireland.

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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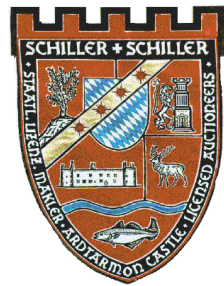
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Planning Ref: 26/60708 Galway

Price Guide: € 85.000

Directions: Use neighbours Eircode H54CX58, directly opposite site.

Sole Selling Agents: Schiller and Schiller

www.irishproperties.com



FRONT ELEVATION



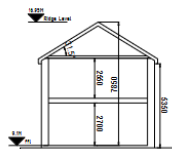
WEST ELEVATION



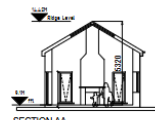
REAR ELEVATION



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 REFUSION 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.

1.	PLANNING SUBMISSION	24.04.2018
2.	REVISION DESCRIPTION	04/18

Singh, Furlan, Co. Galway
www.planadesign.ie
087 2842740
087 9833792

CLIENT: 106 Catherine Street
PROJECT: Proposed House at Portlaoine

REVISION: A

TITLE: Proposed Section and Elevations

DATE: 24.04.2018 SCALE: 1:2000 159 PL 103

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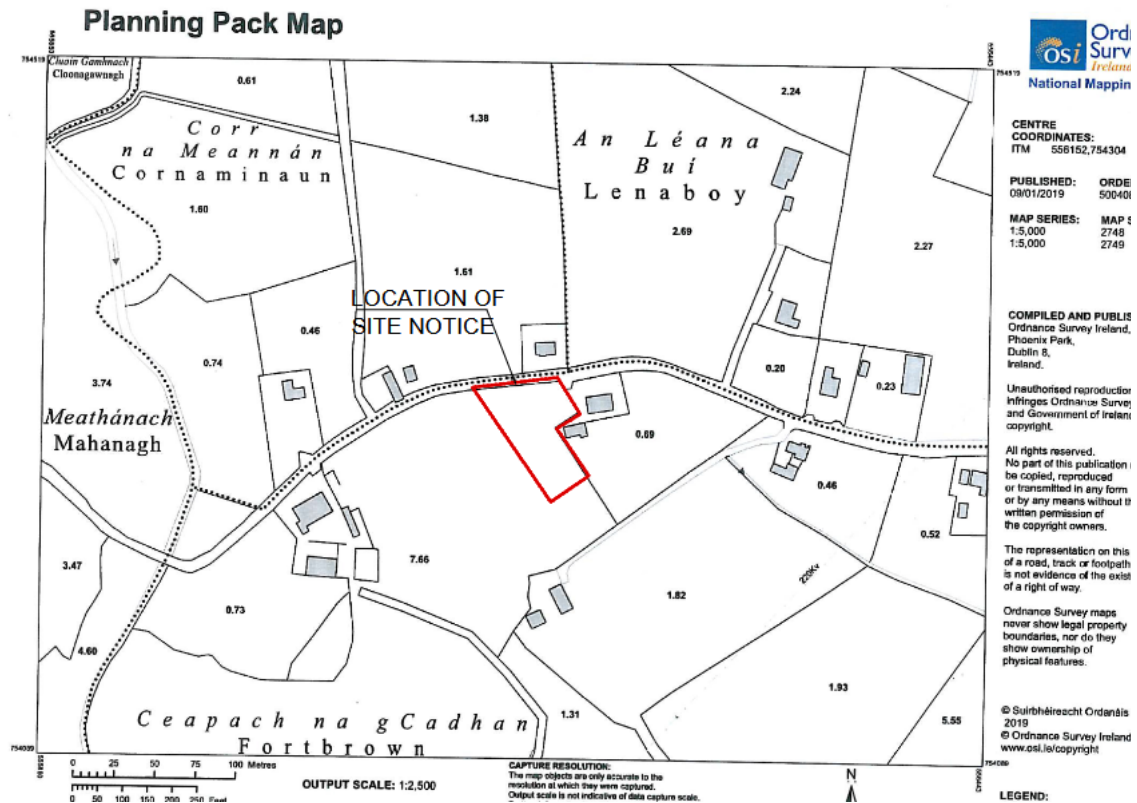
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