

Stoneyhill (Roshine), Killybegs, Co. Donegal, Ireland,

Commercial |

For Sale | €1,300,000

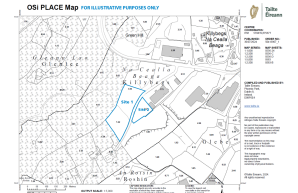
Prime Industrial and Storage Development Land - Zoned as Economic Development. DNG Flanagan Ford & DNG Dorrian as joint selling agents are delighted to bring to the open-market as one entire lot, these 2 x undeveloped industrial sites spanning a combined circa 3.34 ha (8.24 acres) in area.

Site 1 consists of a predominately level site that extends to approximately 2.66 ha (6.6 acres) in area benefiting from full planning permission. This planning permission is for a state-of-the-art fish processing facility measuring c. 9,323 sq.m, granted by Donegal County Council (Ref:14/50993 & 20/51141), and valid until 05/07/2026. Outside of the granted planning permission, this site is also suitable for a wide variety of other industrial uses, including the ever-growing demand for open-storage to accommodate wind turbines, or to site a cold / dry storage facility, both subject to obtaining necessary planning approval.

Site 2 comprises an undeveloped, irregular shaped site extending to circa 0.67 ha (1.65 acres).

Both sites are located within Stoneyhill Industrial Park, positioned on the western corner of Killybegs, and provide an ease of access to Killybegs Harbour Centre (approx 900 meters).

â€œ The lands represents a fantastic



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opportunity to acquire a development site in an excellent and well established industrial area.

Each site is zoned Economic DevelopmentTM, under the 2018-2024 Local Area Plan for Killybegs.

We are informed that all services, including power and water are available to the site boundary, subject to connection charges in the normal way. Please note that we have not tested / checked the availability of services or their location. Intending purchaserTMs must undertake their own investigations.

Location

Killybegs Harbour is situated in Donegal Bay, on the northwest coast. It is the premier fishing port of Ireland and one of the best natural harbours on this coast. It is accessible in all weathers, day and night. It comprises of 150m of pier at 9m CD and 300 m of pier at 12m CD (Chart Datum). Vessels using the harbour range from 10 metres to 200 metres, from fishing vessels, cruise liners and most recently cargo ships servicing the ever-growing renewable energy sector. The port has been earmarked as a hub to service a proposed 2-Gigawat floating offshore wind turbine site positioned 50 kms off the Donegal Coast.

Size:
Sqm

Garden

Directions