

Building Site For Sale



40 & 44 Raleagh Road

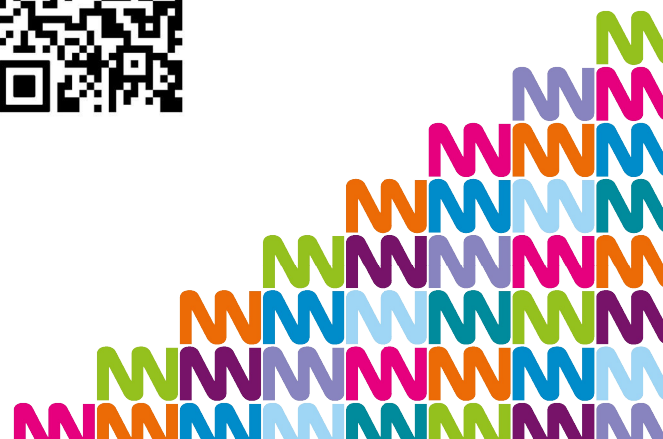
Crossgar
BT30 9JG

**Offers In The Region Of
£95,000**

- Building Site
- The site extends to approximately 0.30 acre
- Outline Planning Permission
- Planning Ref LA07/2023/3375/0
- Undisturbed Rural Views
- Private Access



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





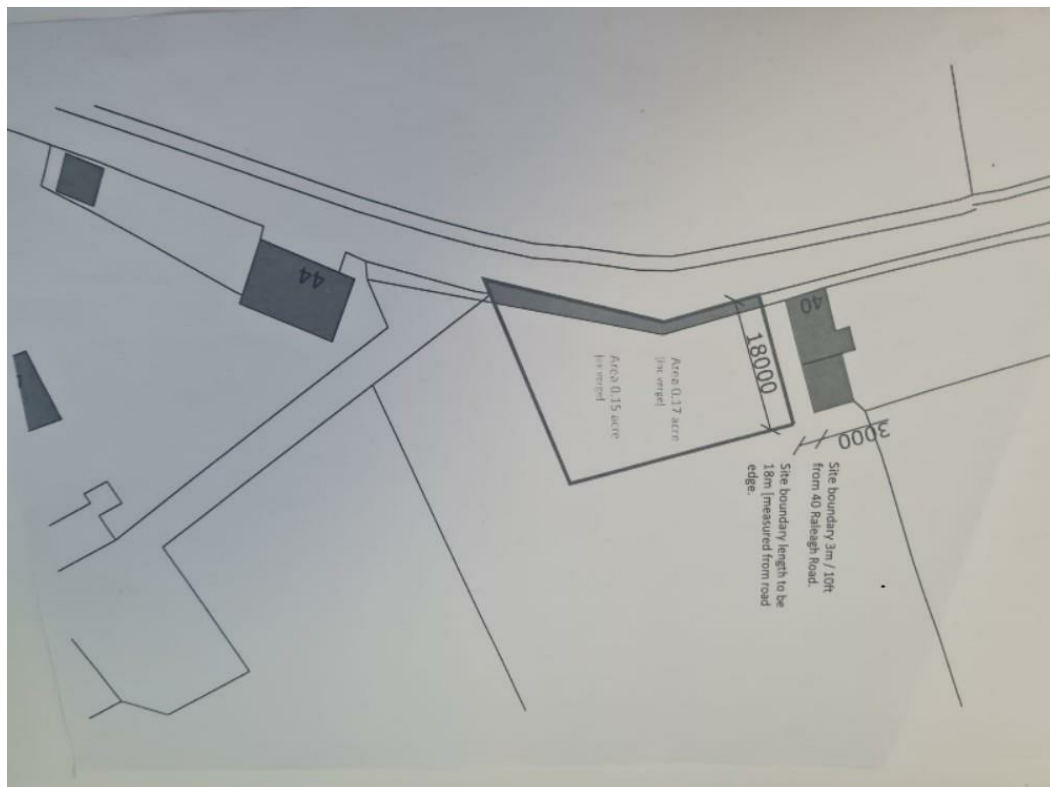
Situated on a lovely rural location, this site fronts onto the Raleagh Road and is elevated to give great views over the countryside with water and electricity near by. The site is ideally located and within easy access to Ballynahinch, Crossgar and Downpatrick.

Site Entrance

The site will have its own private access as shown on architects drawing.

Location

Coming from Ballynahinch towards Crossgar turn right onto Raleagh Road. The site is situated on the left hand side.



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

ballynahinch@quinnestateagents.com

QUINN
Estate Agents

quinnestateagents.com