



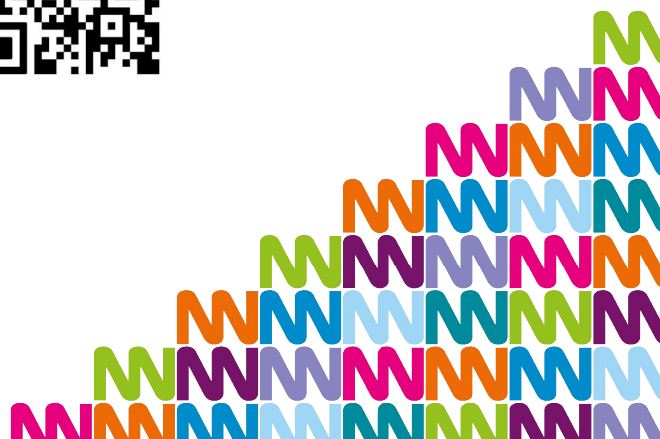
9 Brae Road
Ballynahinch
BT24 8UN

**Offers In The Region Of
£295,000**

- Development Opportunity
- Potential Replacement Dwelling (subject to securing the necessary planning permissions)
- Approx. 9 Acres
- Utilities - Water and Electric
- Accessed by Private Lane
- Cottage requires Extensive Renovation
- Land Currently Let
- Cash Buyers Only
- Viewing Strictly by Appointment



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			





9 Brae Road presents a unique opportunity for those seeking a slice of rural life. With a rich history dating back to the 1800s, this property was once a cherished smallholding, thriving with crops and livestock.

The property is set within approximately nine acres of land, offering a generous expanse for various uses, whether it be for agricultural pursuits or simply enjoying the beauty of the countryside. The existing dwelling is equipped with both water and electric supply, making it a practical choice for cash buyers looking to invest in a property with potential for development.

Importantly, this site offers an excellent opportunity for a potential replacement dwelling, subject to planning permission, allowing for the possibility of creating a modern home tailored to your needs while retaining the charm of the original cottage.

Access to the property is private, However, please note that viewing is by private appointment only, as the land is currently let.

Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

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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

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Estate Agents

quinnestateagents.com

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.