

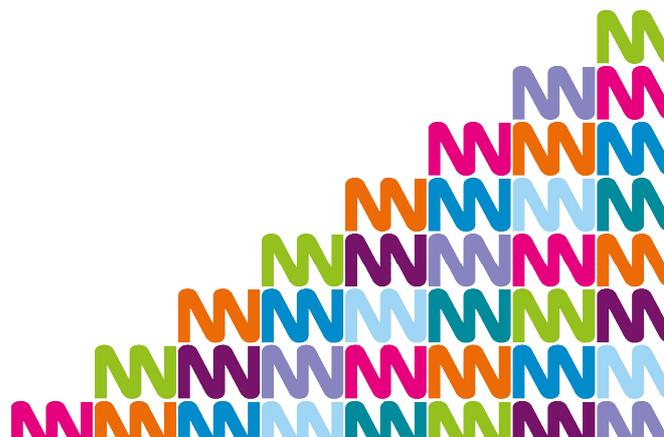


Opp. 70 Strangford Road
 Chapeltown, Ardglass
 BT30 7SP

Offers In The Region Of
£250,000

- Potential Development Plot
- Withing Building Zone
- Circa 2 Acres
- Subject to Planning Approvals
- Highly Sought After Location
- Enquiries to Edel Curran 07703 612 257

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			





A superb opportunity to acquire a potential development site extending to almost two acres within an area zoned for building, positioned along the highly sought after Strangford Road, in the charming hamlet of Chapelstown, just minutes from the picturesque fishing village of Ardglass.

Set within a peaceful semi rural setting, the site enjoys an attractive blend of countryside surroundings while remaining conveniently close to local amenities, coastal walks, and the renowned golf club and marina at Ardglass. The area is well regarded for its scenic beauty and relaxed lifestyle, with Ardglass itself being a historic coastal village on the Lecale Peninsula, approximately six miles from Downpatrick.

Chapelstown is characterised by a mix of established residential properties, including detached family homes, reflecting the strong demand for housing in this desirable location.

The site offers excellent potential for bespoke dwellings or small scale development, subject to the necessary planning approvals, making it an ideal prospect for developers.

Combining countryside tranquillity with proximity to the coast and key commuter routes, this is a rare opportunity to secure a development plot in one of County Down's most attractive and sought after residential locations.



For any enquiry relating to this property, please contact

Edel Curran

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General Enquiries

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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.