

SALE AGREED

Building Site/Restoration Project Adj. To 7 Loughanmore Road, Dunedry, BT41 2DP

- Building Site/Restoration Project
- Three Bedroom; Two+ Reception
- Private Driveway; Concrete Yard
- Gravel and Grass Paddocks
- Convenient, Well Sought After Location
- Full Planning Permission
- Attached Stores
- Mature Garden
- Planning Permission For A New Three-Bay Stable Block & Driveway Extension
- Land Option: Additional c.22.27 Acres (POA)

Offers Over £195,000

EPC Rating D



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JWA
Architectural Design

Project

CHANGE OF USE TO DWELLING
7 LOUGHANMORE ROAD
ANTRIM

Drawing

PROPOSED PLAN

Dwg No:

050/21/101

Scale:

1:100

Date:

12/2021

1 Bramble Grove, Newtownabbey
BT37 5QE
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THIS DRAWING TO BE READ IN CONJUNCTION
WITH ALL RELEVANT ARCHITECTS AND
ENGINEERS DRAWINGS. NO DRAWING TO BE
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PROPERTY DESCRIPTION

THE FARMHOUSE

With full planning permission, for change of use, back to an additional residential dwelling (three bed; two+ reception). The owners and architect have intentionally tried to retain the property's original character and charm within the new design, including the sliding sash windows and stonework. The site has its own mature garden to rear. Elevations, floor plans and site map within images. Copy of planning permission available upon request.

ATTACHED STORE 21'10" x 15'10" (wps)

With threshing barn above.

SECOND ATTACHED STORE 22'2" x 16'6"



EXTERNAL

Concrete yard area.
Partitioned stable area with concrete base (with planning permission for a new three-bay stable block).
Gravel arena.
Two separate grass paddocks.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Original, stone built farmhouse with full planning permission to restore to a three bedroom/two+ reception dwelling, along with a new block of stables and driveway extension, all occupying a mature site off Loughanmore Road, Dunadry.

The current owners and architect have intentionally tried to retain the property's original character and charm within the new design, including the sliding sash windows and stonework.

The property has its own mature garden, along with a concrete yard, cow byre, horse shelter, gravel arena, two grass paddocks, and planning permission for a new, three-bay stable block and driveway extension.

Likely VAT reduction (to 5%), given the fact that the property has been vacant for more than two consecutive years (subject to your own research and discretion).

Additional c.22.27 acres of high quality, free draining, farm land available by way of separate negotiation.

Early interest highly recommended to avoid disappointment... rarely does an opportunity arise to purchase a property of this type, within this highly sought after area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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