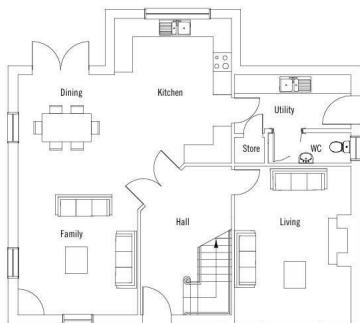




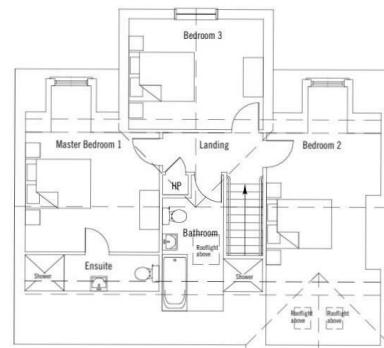
## Two Building Sites Adjacent To 4 Ballycraigy Road, Newtownabbey, BT36 5ZZ

- c.0.20 Acre Development Site
- Two Detached Family Homes (c.1.760 Sq Ft)
- Popular And Convenient Location
- Plans And Maps Available On Request
- Full Planning Permission (LA03/2022/0929/F)
- Right Of Way Access Via Shared Laneway
- Close Proximity To Main Commuter Network

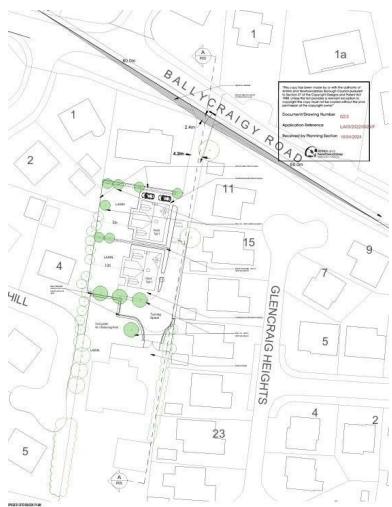
**Offers Over £160,000**  
**EPC Rating**



GROUND FLOOR



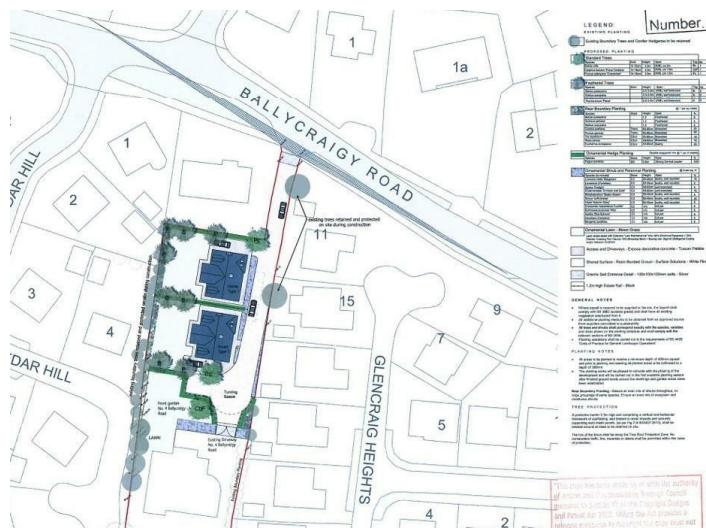
FIRST FLOOR



## PROPERTY DESCRIPTION

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

We have not tested the services or systems at this site. 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 and site boundaries. Purchasers should make/commission their own inspections if they feel it is necessary. Images are for illustrative purposes only. The accommodation and specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.





# COLIN GRAHAM RESIDENTIAL

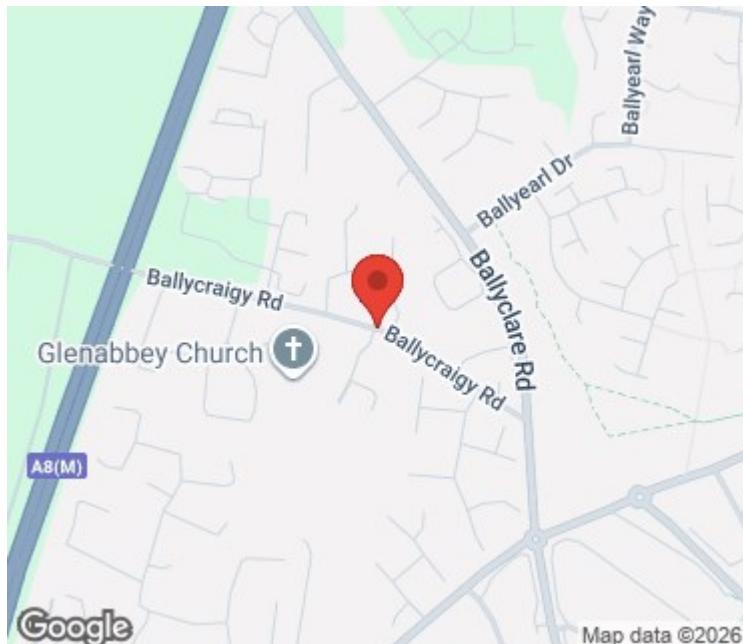
# ...WE SELL BUILDING SITES

*Unique opportunity to purchase a c.0.20 acre development site benefiting from full planning permission (LA03/2022/0929/F), for two chalet style detached family homes, each extending to 1,760 sq ft, located off the popular and conveniently situated Ballycraigy Road, Newtownabbey, in close proximity to main commuter networks, Belfast International Airport, Antrim Area Hospital and surrounding towns/villages.*

*The site is approached via a right of way access granted, which is also shared with the existing dwelling at number 4.*

*Copy of planning permission and maps are available upon request.*

*For further information or to arrange a viewing please contact Colin Graham Residential.*



### Energy Efficiency Rating

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