



**Energy Efficiency Rating**

Current	Potential
1	1

Very energy efficient - lower running costs  
 1-2 (green)  
 3-4 (yellow)  
 5-6 (orange)  
 7 (red)  
 Not energy efficient - higher running costs

**Northern Ireland**

EU Directive 2002/91/EC

**Offers Invited £450,000**



# 115 Downpatrick Road, Crossgar, BT30 9EH

Tara Lodge House is situated on a mature private 5 acre site and approached by a sweeping tree lined driveway and enjoys a delightful mature wooded setting overlooking two small lakes.

Tara Lodge is a delightful 5 acre wooded site with two existing properties providing the basis for two replacement planning applications ( subject to appropriate statutory approvals).

The two immediately adjacent properties Tara Hall and Grace Hall provide excellent comparable precedents and justification for the construction of two magnificent country residences on quality sites.

There are a range of possible sales outcomes with either two special country residences or a magnificent gentleman's residence and maintaining and refurbishing the existing bungalow to provide either Granny accommodation, studio, work from home space or income generator.

The maturity of the site with specimen trees and pondage is quite exceptional and offers wonderful private settings for the new homes on a well serviced arterial route providing access to the leading quality schools in the area.



















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

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

12 English Street  
Downpatrick  
County Down  
BT30 6AB

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515