



Building Site

Opp. 23 Saintfield Road
Killinchy
BT23 6RL

Offers In Region Of
£135,000

- Building Site
- Extending to C.0.5 of an Acre
- Planning Ref: LA06/2020/0024/F
- Full Planning Permission
- Building Control Approved
- Accessed Via Its Own Entrance
- Excellent Location
- Contact: Lindsey Torney
- lindsey@quinnestateagents.com
- Viewing on Site Anytime



3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

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A rare opportunity to purchase a building site with full planning for a luxury dwelling just outside the village of Killinchy and within a short distance of the village shops and the famous Balloo House Restaurant & Bar. The site extends to C.0.5 of an Acre and has road frontage to the main Saintfield Road together with its own entrance and drive.

PLANNING PERMISSION

The current planning was granted on the 21st April 2020 with full details available on the planning portal website using reference: LA06/2020/0024/F.

BUILDING CONTROL

A full building control application has been approved and paid for together with full working drawings and structural engineer reports. This alone enables the purchaser to commence work immediately, which is rare when purchasing a building site.

DRAWINGS & SURVEYS

The current owners of the site together with their architect spent considerable time and effort ensuring the design of the home offers the opportunity to own a unique, contemporary and multi functional home with emphasises placed on natural light, space and energy efficiency. Various drawings and surveys were produced to facilitate the planning process and are available to the purchaser saving expense from the outset.

SERVICES

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect

to the dwelling as with any building site. Our client has already made progress to secure wayleaves for the electricity connection, although the cost is still to be paid to NIE and not included within the current asking price.

ACCESS

Access to the dwelling is via an entrance from the main Saintfield road as shown on the artist impression. The site is advantaged by the fact that this is a stand alone entrance and not shared.

ARTIST IMPRESSIONS

The artist impressions of the dwelling have been produced with a high degree of accuracy, but are for illustration purposes only. The type of finishes are subject to personal choice, but ultimately the finish preferred by the purchaser will need to be within the permissions outlined in the planning approval.

LOCATION

A fantastic location on the edge of Killinchy Village and a short distance from Lisbane. The site also offers excellent commuter access and bus services to surrounding villages and a range of excellent schools. Ease of travel to Belfast from this location is a massive advantage in itself, but also heading to the coast via Killyleagh and Downpatrick is equally accessible.

VIEWING

The site can be viewed anytime by visiting the site on the main Saintfield Road, however to obtain full information regarding the site we recommend meeting the current owner. This can be arranged by contacting us to sort a suitable appointment.

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Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

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.