

Tim Martin
.co.uk

**Freehold Building Site
Adjacent to 171a Clay Road
Crossgar
BT30 9LS**

**Offers Over
£120,000**

**www.timmartin.co.uk
Telephone 028 97 568300**

SUMMARY

An opportunity exists to acquire a high quality building site with full planning permission for a circa 3,200 sqft split level, four bedroom, three/four reception house situated on a mature site extending to 1.49 acres.

The site is located on an elevated position, enjoying private views over the surrounding countryside and including a small wetland area with an abundance of wildlife.

Approached from the country road via a short shared driveway to the entrance to the site, this an ideal opportunity to construct a quality home leading off a quiet country road, just a few minutes drive to Killinchy, Whiterock and Strangford Lough, and a short commute to Belfast.

School transport to many of the top schools in the area, in Downpatrick, Newtownards and East Belfast, is a few minutes away at Balloo. Several of NI's award winning restaurants are within a 10 minute drive.

NOTE: Adjacent to the site and land, which may be available as a separate lot, is an equestrian yard comprising a barn with internal stabling, feed house, tack room and storage for fodder and bedding; and a 40 x 20m arena, horse walker and dedicated over-wintering facilities in addition to a grass paddock of circa ½ an acre.

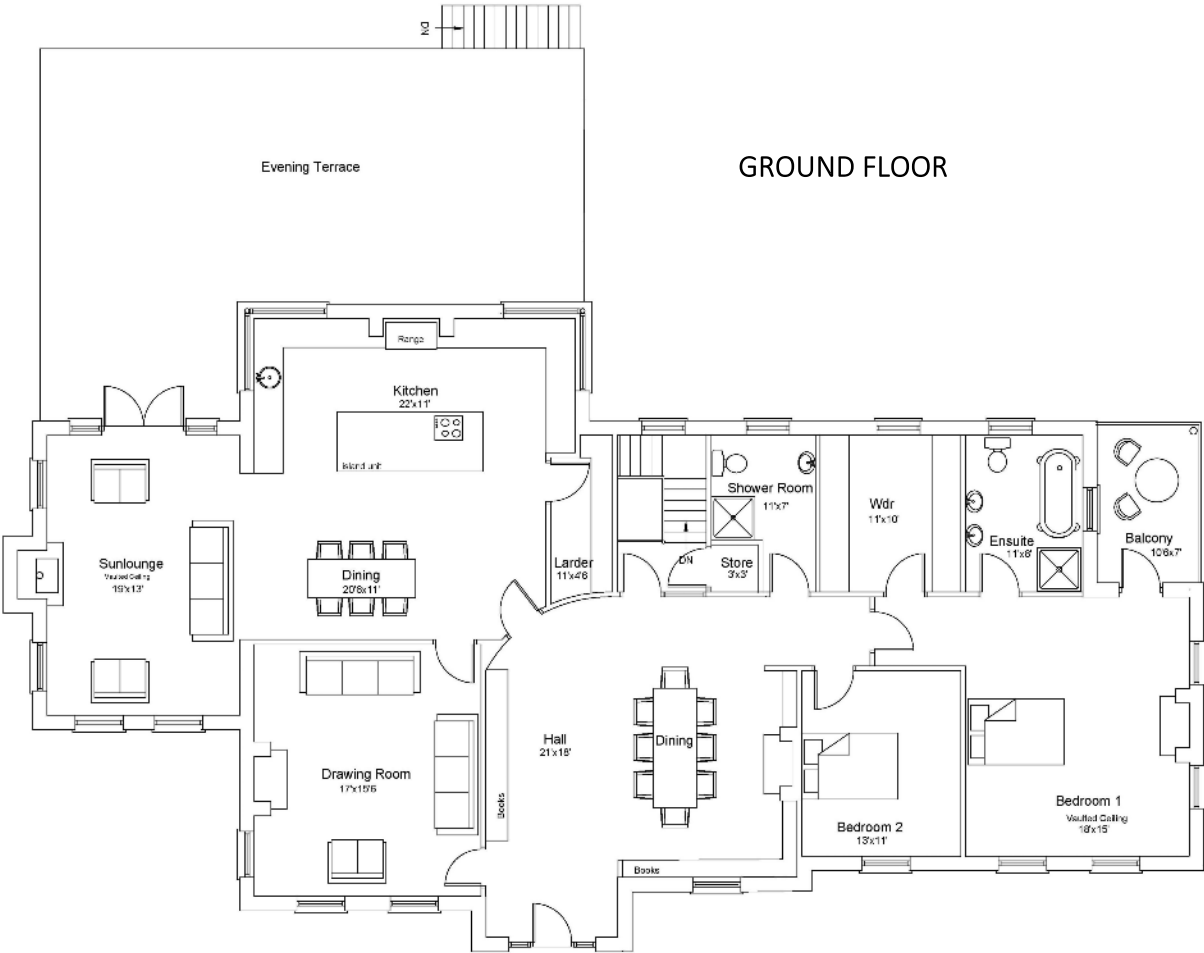
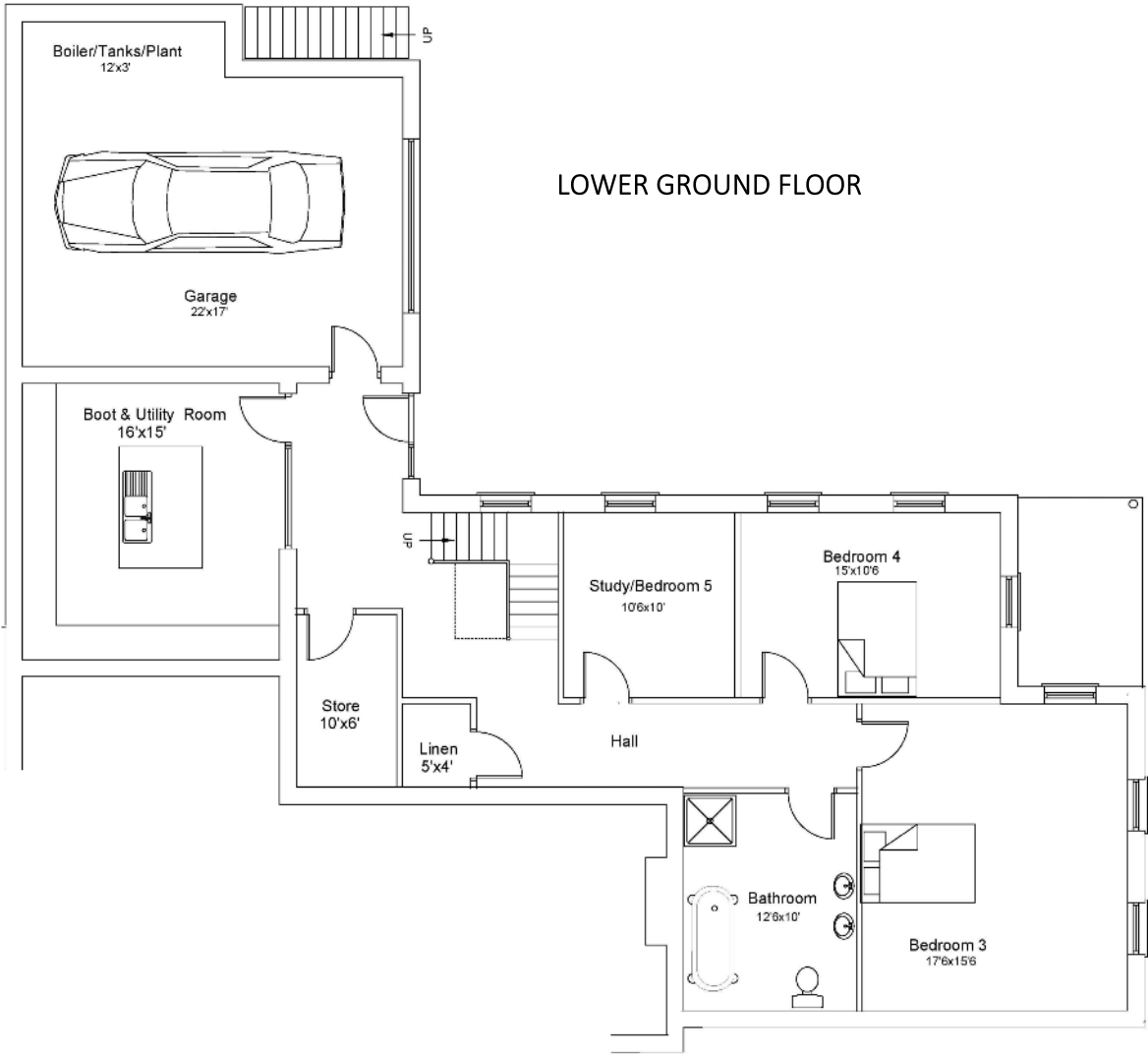
Additionally there is a circa 3 acre field available to buy half a mile from the site and yard.

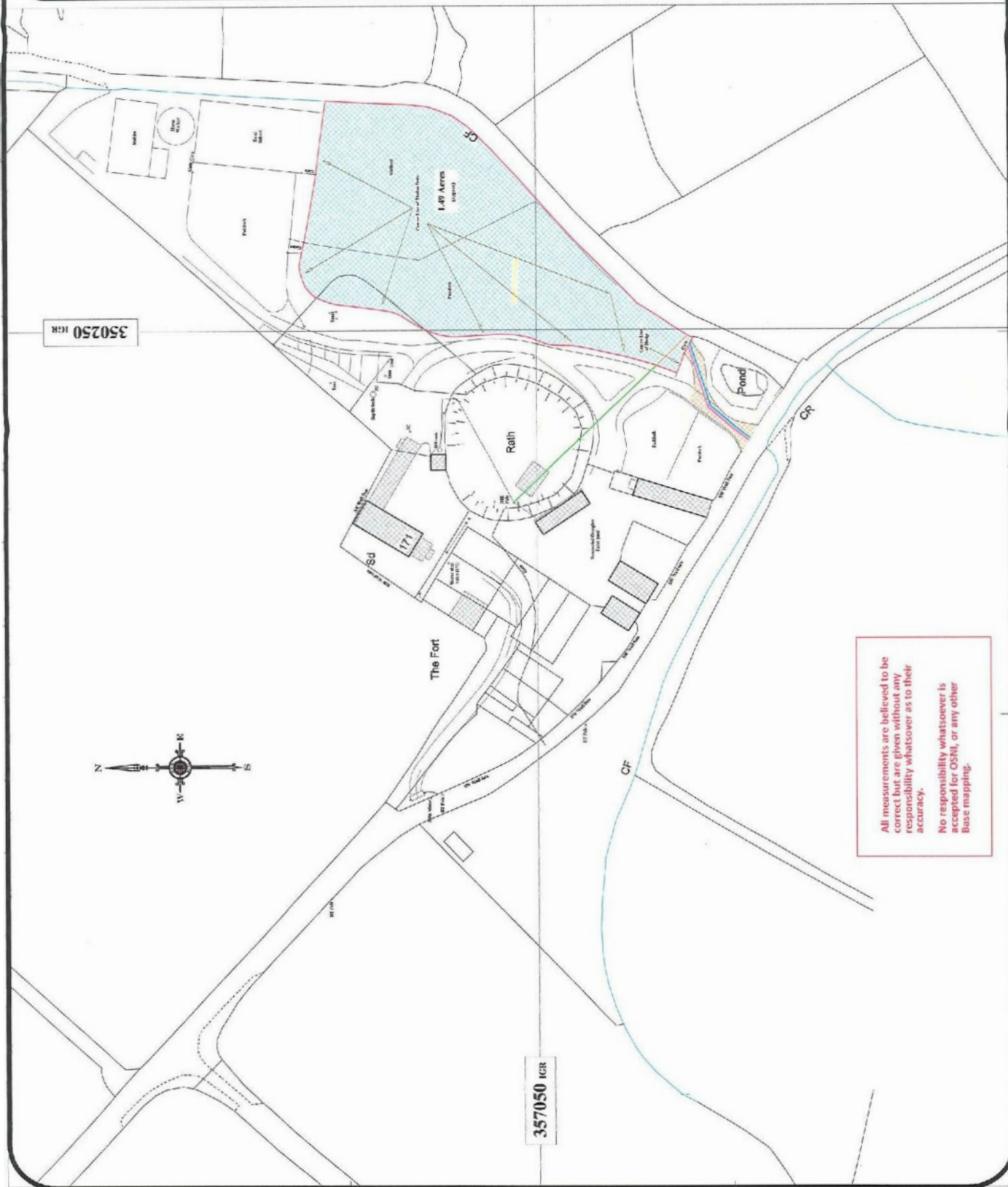
NOTE An archaeological survey will be completed on the site as per the planning permission and will be available to interested parties, as will the installation of the required sight lines at the entrance to the site in compliance with the Reserved Matters planning permission.

LOCATION

From Killyleagh Road, Killinchy - turn into the Derryboye Road, then just over 1 mile, take first left into Clay Road, travel 3/4 of a mile and go past 171a Clay Road and the site is on the left hand side past entrance.

FLOOR PLANS





350250 KGR

357050 KGR

Notes

LANDS for TRANSFER Next to 171 Clay Road
KILLYLEAGH BT30 9LS:
EDGED by CENTRELINE of LINE in RED.

Further Notation

HIGHT of WAY on OTHER LANDS for BENEFIT of LANDS:
CROSS-HATCHED in BROWN.

EASEMENT on OTHER LANDS for BENEFIT of LANDS in
RESPECT of UNDERGROUND WATER SUPPLY PIPE(s):
LINE in MAGENTA.

EASEMENT on OTHER LANDS for BENEFIT of LANDS in
RESPECT of OVERHEAD ELECTRICITY CABLE(s):
LINE in GREEN.

EASEMENT on OTHER LANDS for BENEFIT of LANDS in
RESPECT of UNDERGROUND BT / COMMUNICATION(s)
LINE(s): LINE in CYAN.

EASEMENT on LANDS for BENEFIT of OTHER LANDS in
RESPECT of OVERHEAD ELECTRICITY CABLE(s):
LINE in BROWN.

Other Follies: in Blue.

H. Michael Simms *R.N.S. (Hons) Q. Surv. Dip. Ind. St.*
Consultant Surveyor

The Studio, Drumra House
70 Drennan Road
Boardmills
LISBURN BT27 6UR

T: 028 92 638124
M: 07970 500430
E: msimmsurveys@gmail.com

Client
Hinds & Small Limited
66 Donegal Pass BELFAST BT7 1BU.

Project Name and Address
Lands Next to
171 Clay Road
KILLYLEAGH BT30 9LS

Drawing	PLAN	Drwg. No.	H&S/ 875/11
Date	21 April 2021		
Scale(s)	1:1250		A3

All measurements are believed to be correct but are given without any responsibility whatsoever as to their accuracy.

No responsibility whatsoever is accepted for OSM, or any other Base mapping.



Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield ■
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.