



EXCLUSIVE BUILDING SITE ST JOHNS ROAD, HILLSBOROUGH

- An Exclusive Opportunity To Acquire A Truly Unique Building Site With Full Planning Permission Granted For A Most Impressive 4000 Square Feet Country Home And Large Garage
- This Superb Site And Lands Extend To Approximately 3 Acres And Enjoy Uninterrupted Panoramic Views Over The Entire Lagan Valley
- St Johns Road Is Set In The Heart Of Picturesque Country Side Convenient To Hillsborough Village, A1 Dual Carriageway And Sprucefield/M1 Motorway Link To Belfast
- Additional Lands May Be Available If Required / Planning Details Available From Agents
- Location: From A1 dual carriageway proceed along Ballygowan Road, approximately 1.8 miles turn right into St Johns Road, site is 0.7 mile on the right. Please note maps and plans are not to scale and for guidance only.

PRICE: OFFERS IN THE REGION OF £245,000

VIEWING BY APPOINTMENT THROUGH AGENT

REF:GN010807H

refer to drawing 02

refer to drawing 01

01 - Location plan
scale 1:2000

ST. JAMES ROAD

Normal visibility line
2.0 x 40.0m

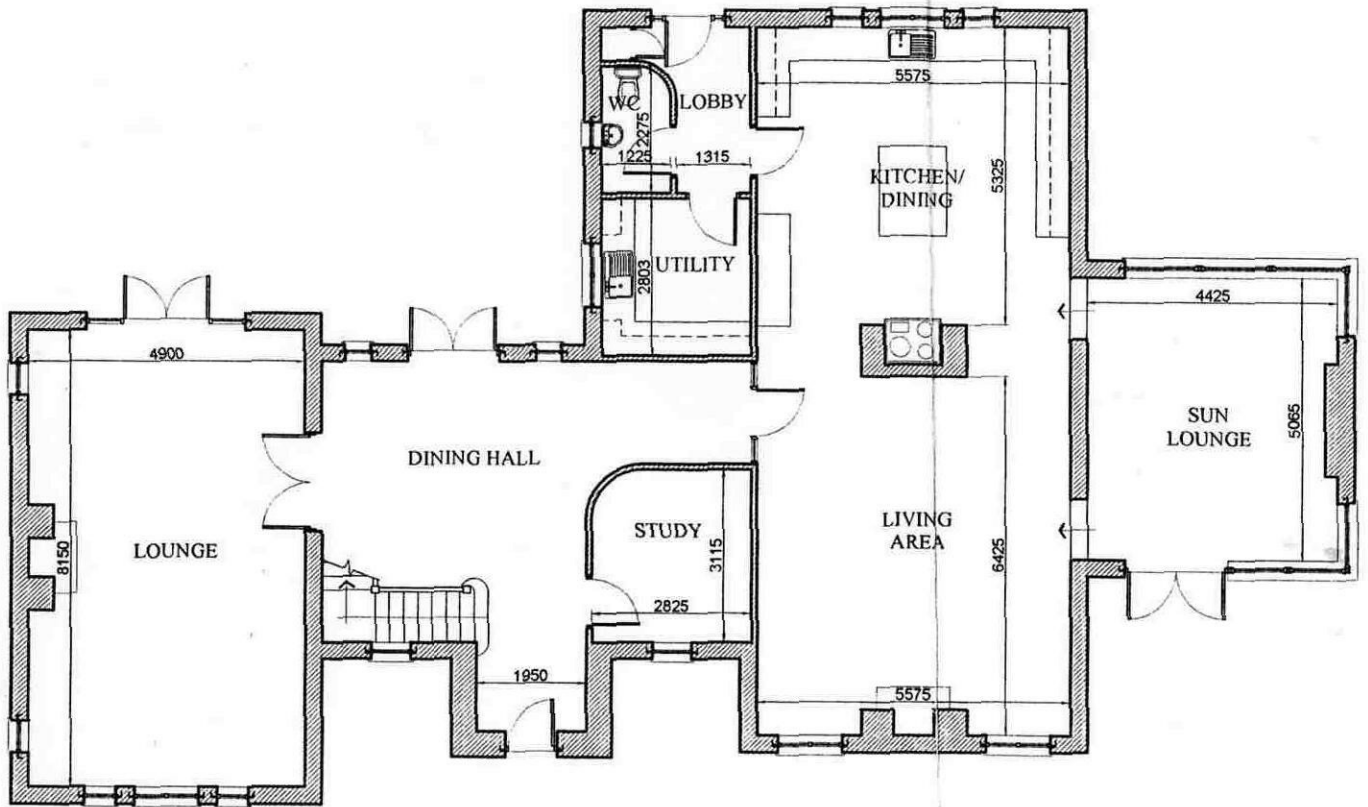
Visibility line tangential
to curve

Gate posts to match driveway

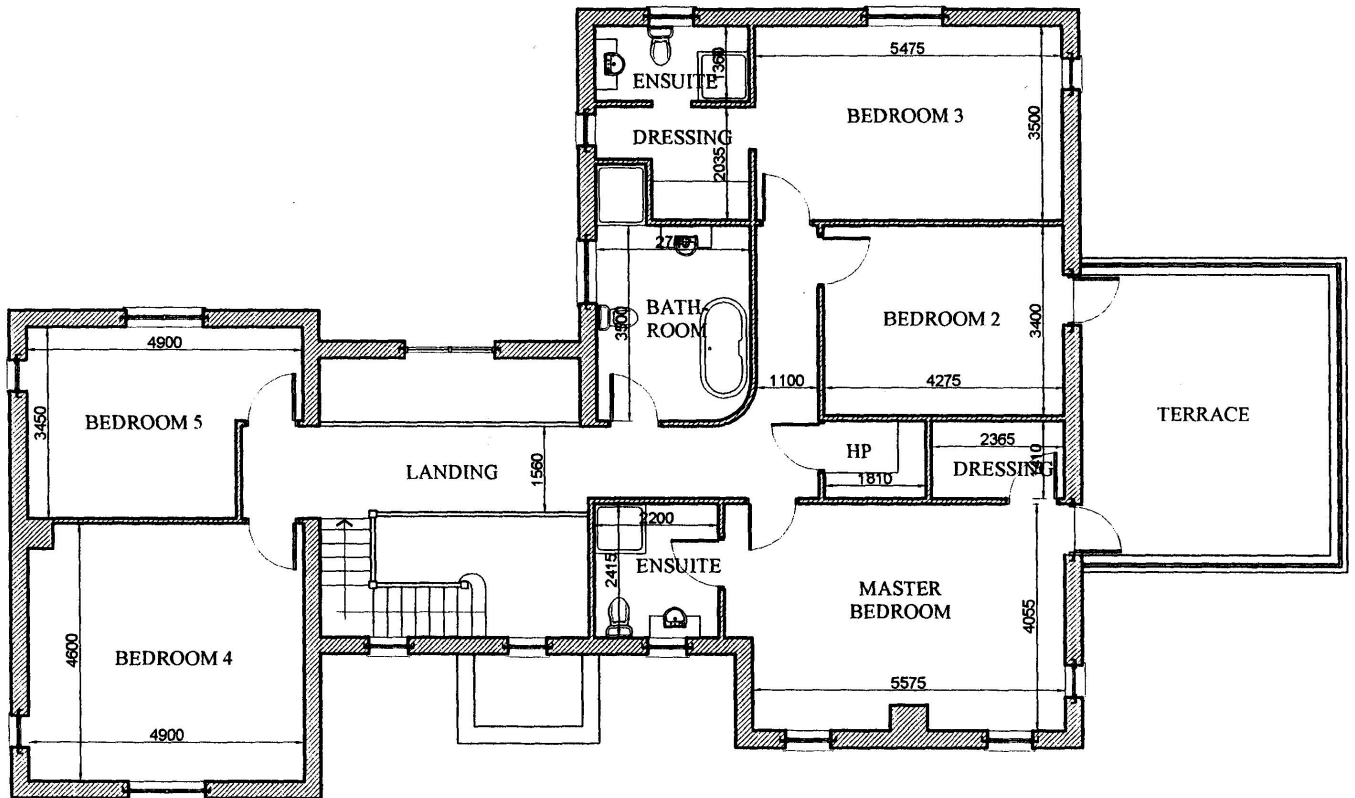
Entrance feature trees

New boundary defined
by timber post and wire
fencing with landscape
planting





GROUND FLOOR PLAN



ACEmap®

Online

Scale 1:2500

Plan No. 18307SE

Printed: 27/07/2007

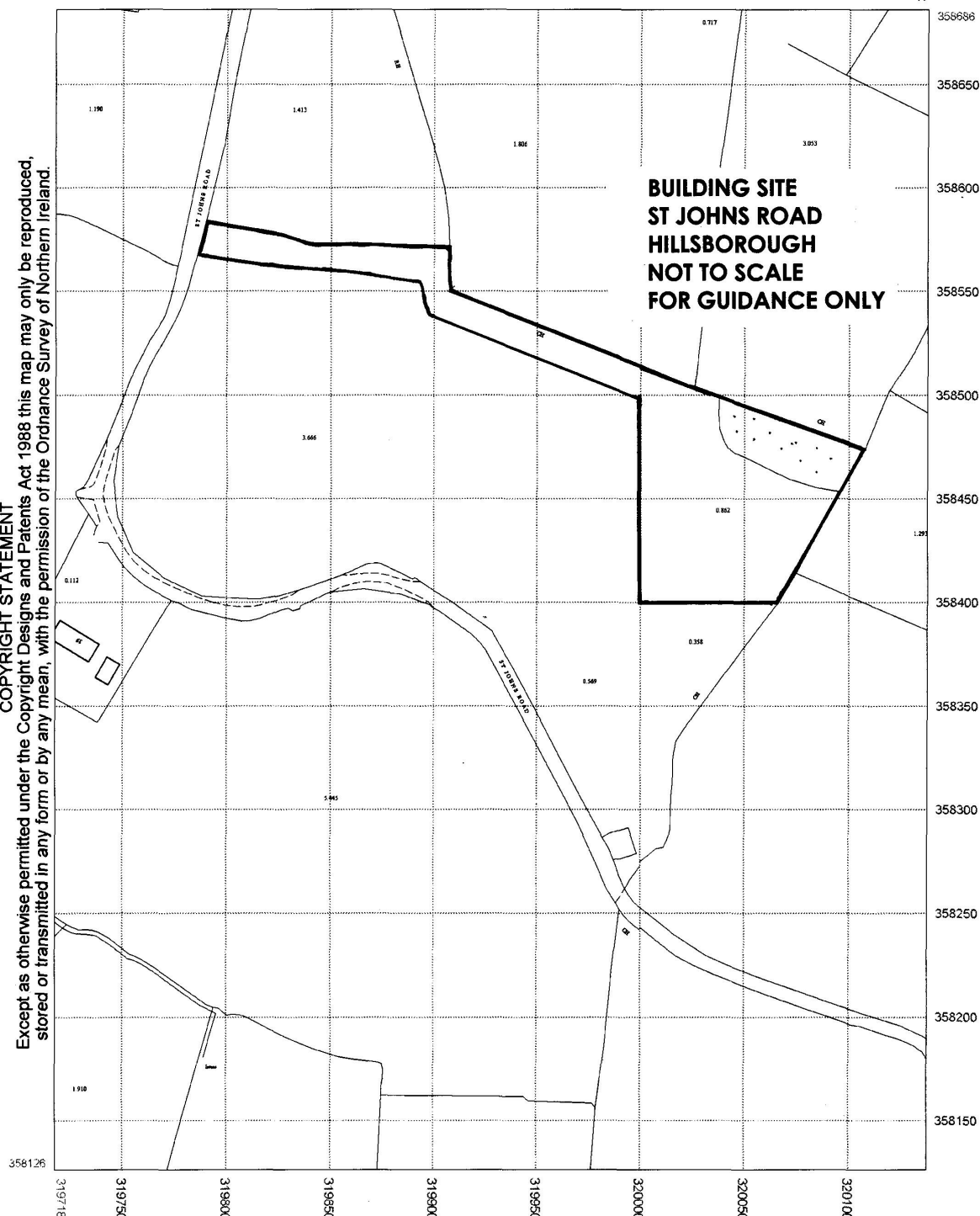
Customer Ref.

Plot I.D. 16466-1

This map relates to the following address or grid reference



COPYRIGHT STATEMENT
Except as otherwise permitted under the Copyright Designs and Patents Act 1988 this map may only be reproduced, stored or transmitted in any form or by any means, with the permission of the Ordnance Survey of Northern Ireland.



Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Ordnance Survey of Northern Ireland cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate, shall be entirely at our discretion

Licence / Permit No. 2169

© Crown Copyright 2007

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.