



**Freehold Building Site 50m East of
100 Lackan Road
Banbridge
BT32 5JA**

**Price Guide
£95,000**

**www.timmartin.co.uk
Telephone 028 91 878956**

SUMMARY

An opportunity exists to purchase this spacious freehold site enjoying pleasing views over the surrounding countryside towards the Mourne Mountains.

The site extending to about 0.750 of an acre, was granted Reserved Matters Planning Permission under application number Q/2006/0146/RM for a two storied detached residence and garage extending to about 2,300 sqft excluding garage.

Foundations were dug, concreted and footings constructed, inspected and approved by Building Control.

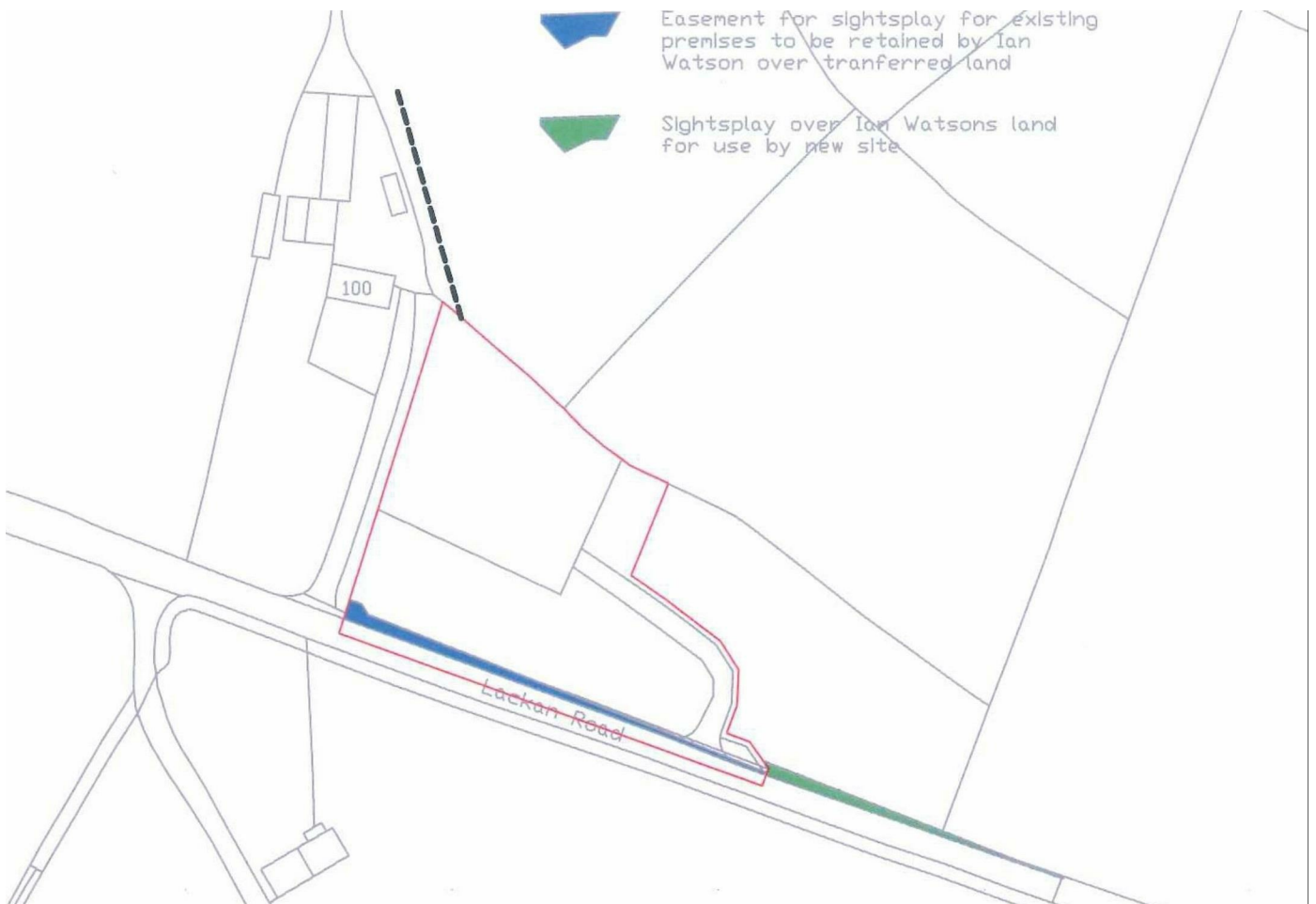
The site enjoys direct access to county road with electricity and water convenient to the site.

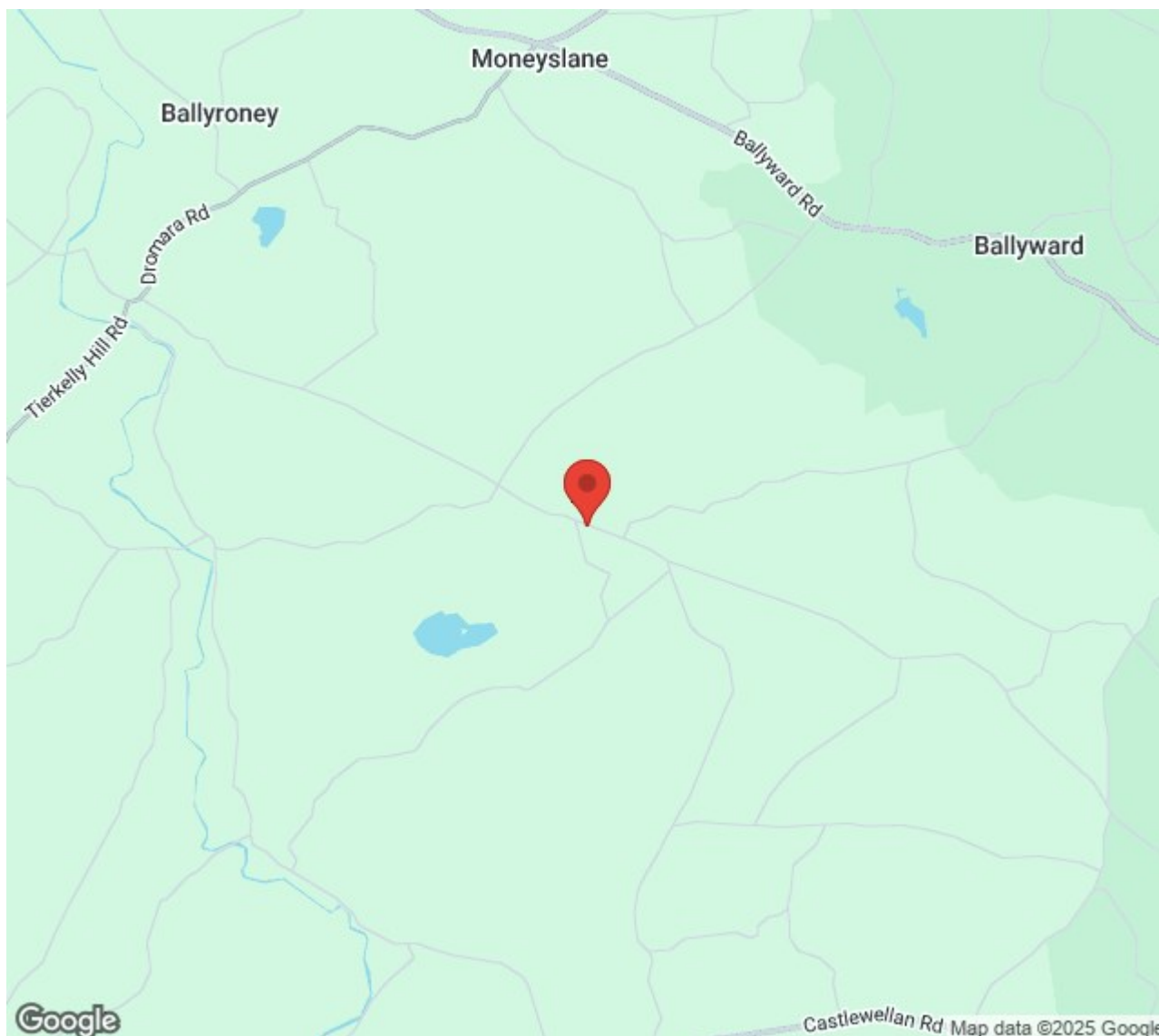
This is an opportunity to acquire a site ready for construction of your dream home.

Viewing Anytime

Location: From Castlewellan, proceed out the Dublin Road for about 2.4 miles, turn right into the Lackan Road and proceed about 5 miles, the site is on the right hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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.