



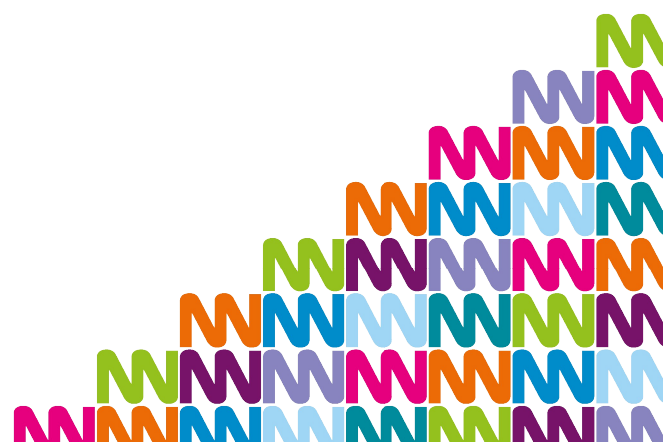
99 Drumnaconagher Road

Downpatrick
BT30 9JH

Offers In The
Region Of
£65,000

- Building Site
- Approximately 1/2 Acre
- Services Conveniently Situated
- Outline Planning Permission
- Planning Ref: LA07/2020/1066/O
- Delightful Rural Views
- Accessed by Private Entrance

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		



Situated in a lovely rural location off Drumnaconagher Road with outline planning permission for a detached dwelling and garage. On an elevated site with great country views and the Ballynahinch River running below this makes a idyllic location yet within easy access of Downpatrick, Ballynahinch & Crossgar.

OUTLINE PLANNING PERMISSION

The current planning was granted on 19th January 2021 with full details available on the planning portal website using reference: LA07/2020/1066/O.

SERVICES

It is understood that electric, water and BT are conveniently situated, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

SITE ENTRANCE

The site will have its own private laneway as shown on architects drawing.

LOCATION

The site is situated on the left hand side of the Drumnaconagher Road coming from Annacloy towards Ballynahinch. There are a range of outbuildings fronting onto the main road (Not included) The site is elevated with lovely country views and the Ballynahinch River running below.



For any enquiry relating to this property, please contact

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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 thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.