

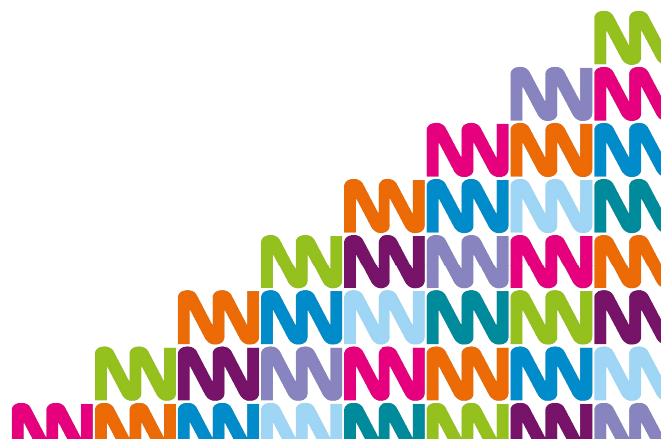


**Adj to 27 Woodquarter Lane**  
 Drumaness  
 BT24 8ND

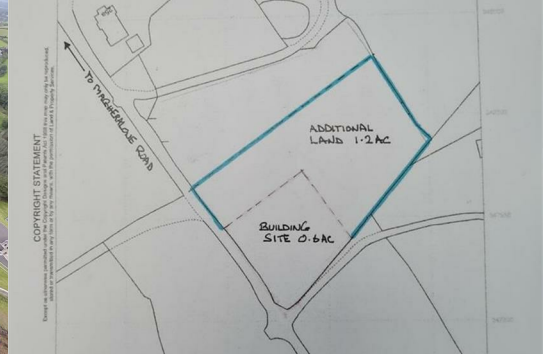
**Offers In The  
 Region Of £80,000**

- Superb Freehold Building Site
- Full Planning Permission
- Circa 1.8 acres
- Water, Electricity & Telephone close by
- Conveniently situated to Drumaness, Ballynahinch & Downpatrick
- Lovely Rural Aspect

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |







This excellent building site is approximately 0.6 acres with planning permission approved for a spacious 1½ storey family home. There is the option to purchase an additional 1.2 acres extending the size to 1.8 acres. A secluded site yet in a slightly elevated position enjoying stunning views over the surrounding countryside.

Situated a couple of miles from the village of Drumaness and within easy access of Ballynahinch, Downpatrick and the routes to Belfast this lovely tranquil location will appeal to any discerning purchaser.

### Description

Full Planning Permission granted for 2,500 sq ft family home. Construction work has been commenced on the foundations to preserve the planning approval.

The site is approached by a well maintained shared laneway off Magheralone Road, Drumaness.



For any enquiry relating to this property, please contact

**Belinda McKee**

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Downpatrick BT3 06LR  
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### General Enquiries

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**QUINN**  
Estate Agents

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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.