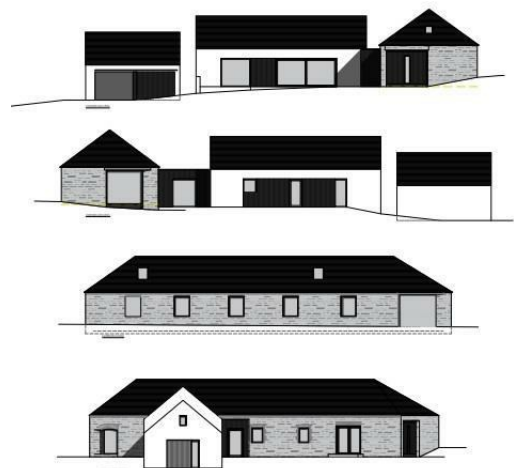




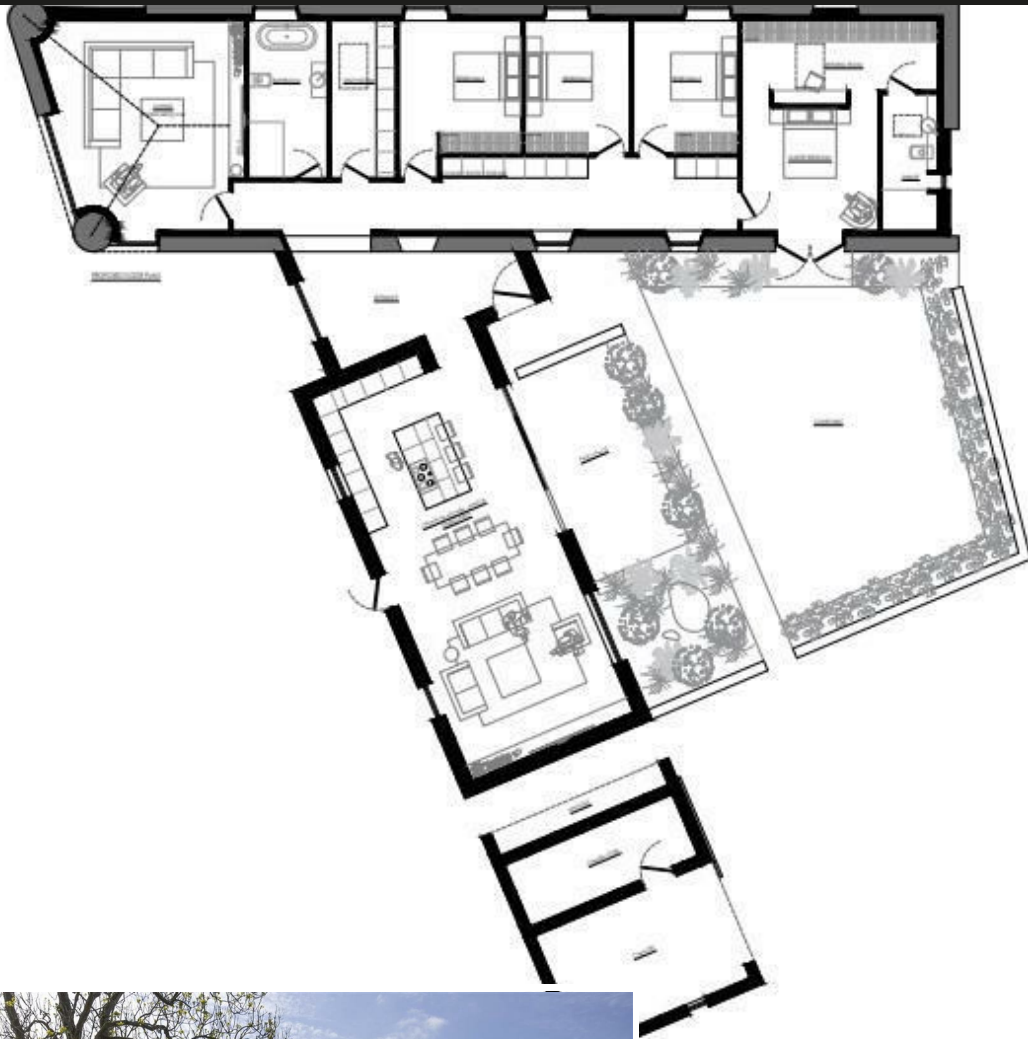
## Site 1 Adjacent to 77 Ballybracken Road, Doagh, Ballyclare, BT39

- c.0.3 Acre Building Site
- Conversion & Extension Of Barn
- Four Bedroom; Two Reception
- Access Via Shared Lane
- Close Proximity To Local Villages / Towns
- Full Planning Permission
- Detached Family Home (c.2,475 Sq Ft)
- Detached Garage
- Rural Views
- Plans And Maps Available On Request

Offers Over £89,950  
EPC Rating

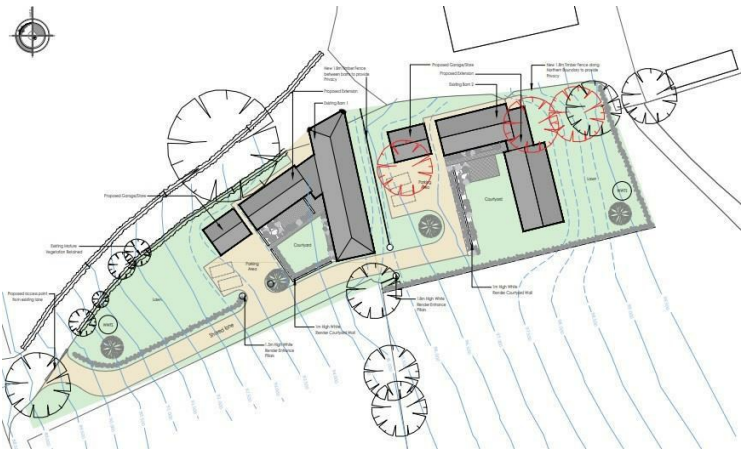


Site 1 Adjacent to 77 Ballybracken Road, Ballyclare, BT39 0TE



**PROPERTY DESCRIPTION**







# COLIN GRAHAM RESIDENTIAL

...WE SELL BUILDING SITES

**Unique opportunity to purchase a c.0.3 acre building site benefiting from full planning permission (LA03/2024/0174/F), for the conversion and extension of existing barns to provide a four bedroom, two reception detached family home, extending to 2,475 sq ft plus detached garage, occupying a prime site enjoying rural views, located off the Ballybracken Road, Doagh.**

**Copy of planning permission and maps are available upon request.**

**For further information or to arrange a viewing please contact Colin Graham Residential.**

**Early interest highly recommended to avoid disappointment.**



## 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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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We invest in people Gold

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Awards



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CANCER SUPPORT