



This building site passed for a replacement dwelling with outline planning permission, is located on the Braepark Road, close to the junction with the Ballynashee Road, Ballyclare. Sitting on generous site in a popular location, with views over the surrounding countryside, the site benefits from being within minutes drive to both Ballyclare & Ballymena.

Planning Ref: LA02/2022/0110/O

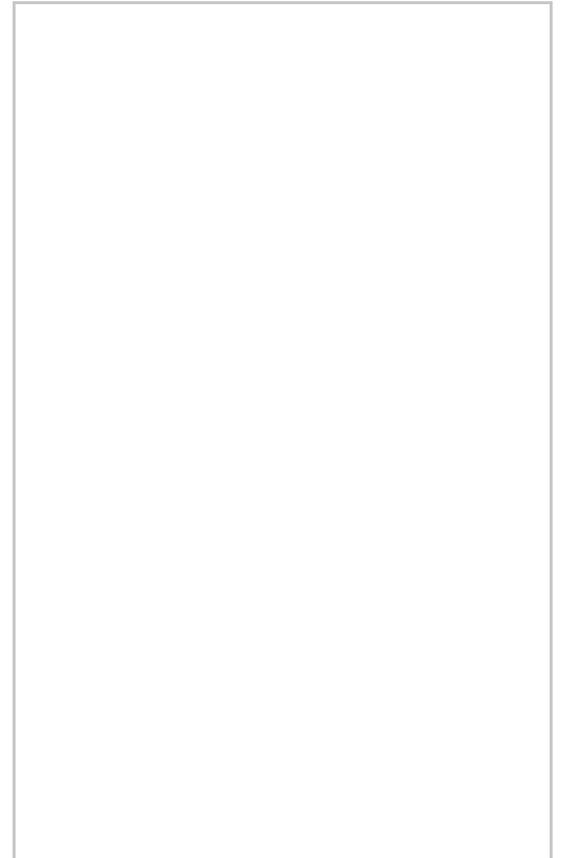
Maps & Documents Available Upon Request.

Viewings to be booked in through Edmondson Estates.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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