



## Building Site, Land & Warehouse At 43 Belfast Road, Nutts Corner, BT20 4TH

- Circa 25.4-Acre Estate/Smallholding
- Recently Constructed Warehouse
- Building Site For A Modern, Detached Home
- Sand Paddock
- Maps and Planning Permission Available Upon Request
- Quality Agricultural Land
- Range of Outbuildings
- Yard
- Convenient Location
- Early Interest Recommended

Offers Over £595,000  
EPC Rating



## Building Site, Land & Warehouse At 43 Belfast Road, Nutts Corner, BT29 4TH



### PROPERTY DESCRIPTION

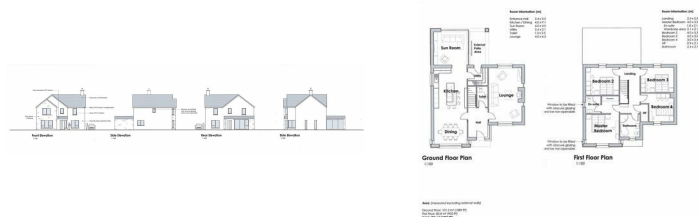
#### WAREHOUSE 108'7" x 68'11"

Roller shutter doors and separate service doors front and rear. Power, light, alarm system and CCTV.

#### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Rare opportunity to purchase a circa 25.4-acre estate/smallholding, comprising quality agricultural land, sand paddock, yard, recently constructed warehouse (c.7,500 sq ft), suited for conversion to an indoor arena, and building site for a modern detached family home (c.2,000 sq ft), all situated off Belfast Road, Nutts Corner.**

**Copy of planning permission and maps 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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**Telegraph**  
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**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE AWARDS 2019**  
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