



For Sale Residential Development Site
with Full Planning Permission for 54 homes
(48 Semi-Detached & 6 Detached)
Cedar Hill, Crossgar Road, Ballynahinch BT24



SUMMARY

- Residential development site with full planning permission with consent to discharge
- Planning Permission for 54 New homes (48 Semi-Detached and 6 Detached)
- Nestled just off the highly regarded Crossgar Road
- 'Shovel ready' with all water and drainage approvals in place

LOCATION

- The subject property is located at Cedar Hill off the Crossgar Road, Ballynahinch.
- The site is situated in a desirable residential setting, characterised by a mix of established housing and ongoing residential development, reflecting strong demand for new homes in the area.
- The property benefits from good connectivity to the surrounding road network, with convenient access to Ballynahinch town centre and nearby settlements including Crossgar and Saintfield, as well as onward links to Belfast.
- The site is accessed directly off Cedar Hill off the Crossgar Road, via an established vehicular entrance.

DESCRIPTION

- The subject is a residential development site with full planning permission for 54 New homes (48 Semi-Detached & 6 Detached). Planning Reference LA07/2021/1056/F
- Detached Homes (6) Set on generous plots, the detached homes at Cedar Hill offer generously sized living rooms, private driveways and landscaped gardens. It has contemporary architectural styling and positioned to create an attractive streetscape and natural focal points.
- Semi Detached Homes (48) have bright, open plan ground floors with three bedroom layouts designed for modern day living. They have private rear gardens and on plot parking.
- Planning permission available on request

TITLE

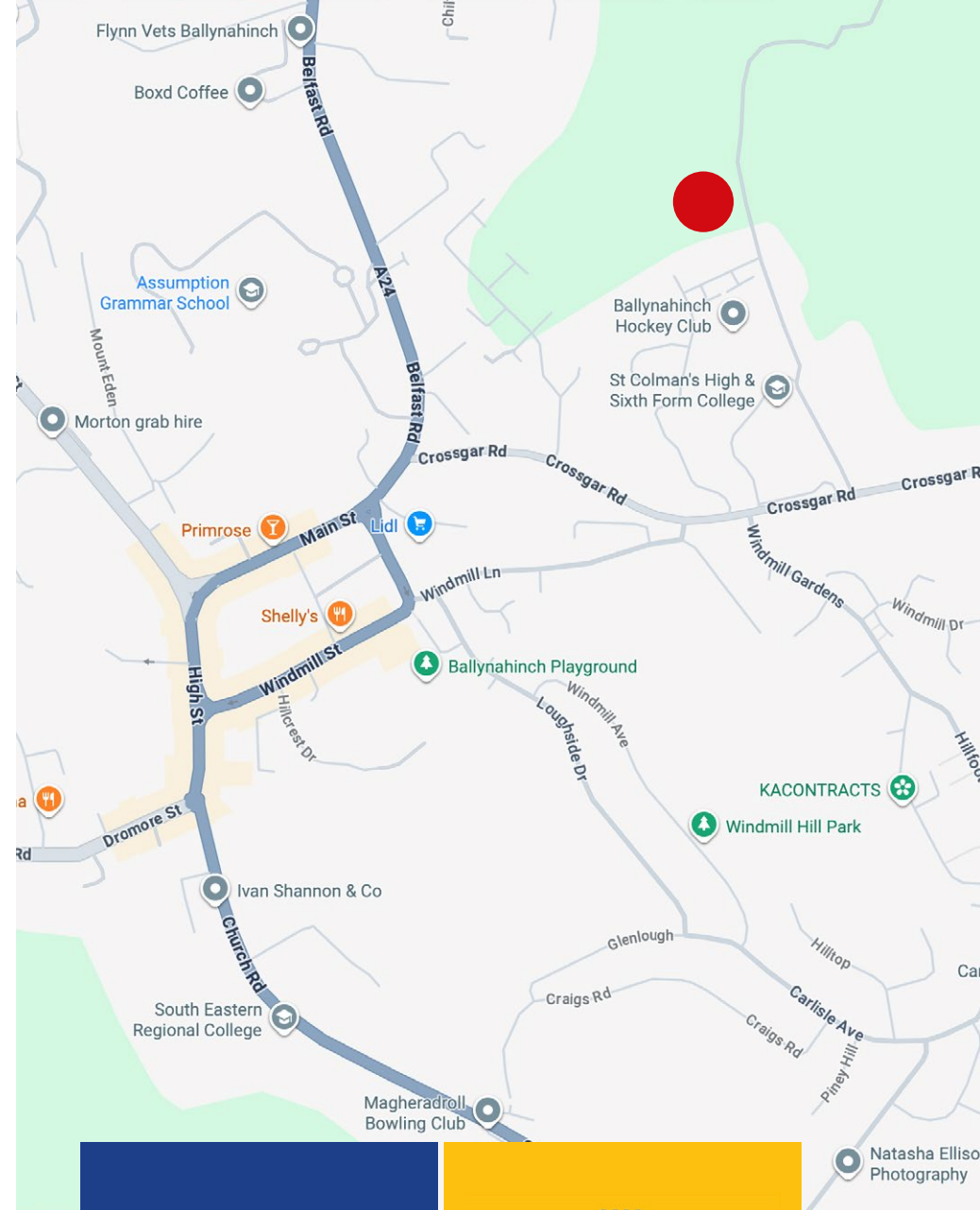
Long leasehold subject to a nominal ground rent.

PRICE

£1,250,000 offers invited in excess.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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HOUSE TYPE KEY

- Type A - 3 bed detached
- Type B - 3 bed semi-detached
- Type C - 3 bed semi-detached
- Type D - 3 bed semi-detached
- Type E - 3 bed semi-detached
- Type F - 3 bed semi-detached
- Type J - 3 bed semi-detached
- Type H - 3 bed semi-detached
- Type I - 3 bed detached
- Type K - 3 bed detached
- Type L - 3 bed detached



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No.	Type	Style	Sqft	Beds
1	A	Detached	1089.00	3
2	D	Semi-Detached	1089.00	3
3	D	Semi-Detached	1089.00	3
4	C	Semi-Detached	1089.00	3
5	C	Semi-Detached	1089.00	3
6	D	Semi-Detached	1089.00	3
7	D	Semi-Detached	1089.00	3
8	J	Semi-Detached	1089.00	3
9	J	Semi-Detached	1089.00	3
10	I	Detached	1095.00	3
11	D	Semi-Detached	1089.00	3
12	D	Semi-Detached	1089.00	3
13	A	Detached	1089.00	3
14	A	Detached	1089.00	3
15	K	Detached	1085.00	3
16	L	Detached	1085.00	3
17	C	Semi-Detached	1089.00	3
18	C	Semi-Detached	1089.00	3
19	D	Semi-Detached	1089.00	3
20	D	Semi-Detached	1089.00	3
21	C	Semi-Detached	1089.00	3
22	C	Semi-Detached	1089.00	3
23	F	Semi-Detached	1089.00	3
24	F	Semi-Detached	1089.00	3
25	H	Semi-Detached	1087.00	3
26	H	Semi-Detached	1087.00	3
27	H	Semi-Detached	1087.00	3

No.	Type	Style	Sqft	Beds
28	H	Semi-Detached	1087.00	3
29	E	Semi-Detached	1089.00	3
30	E	Semi-Detached	1089.00	3
31	F	Semi-Detached	1089.00	3
32	F	Semi-Detached	1089.00	3
33	E	Semi-Detached	1089.00	3
34	E	Semi-Detached	1089.00	3
35	D	Semi-Detached	1089.00	3
36	D	Semi-Detached	1089.00	3
37	D	Semi-Detached	1089.00	3
38	D	Semi-Detached	1089.00	3
39	B	Semi-Detached	1089.00	3
40	B	Semi-Detached	1089.00	3
41	C	Semi-Detached	1089.00	3
42	C	Semi-Detached	1089.00	3
43	F	Semi-Detached	1089.00	3
44	F	Semi-Detached	1089.00	3
45	E	Semi-Detached	1089.00	3
46	E	Semi-Detached	1089.00	3
47	F	Semi-Detached	1089.00	3
48	F	Semi-Detached	1089.00	3
49	E	Semi-Detached	1089.00	3
50	E	Semi-Detached	1089.00	3
51	F	Semi-Detached	1089.00	3
52	F	Semi-Detached	1089.00	3
53	C	Semi-Detached	1089.00	3
54	C	Semi-Detached	1089.00	3

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Not To Scale. For indicative purposes only.

CONTACT

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