



**For Sale**

**Prime Town Centre Development Site C. 0.13 Acres**

**13-15 The Square, Ballynahinch, BT24 7AZ**

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## LOCATION

The subject site is located in the centre of Ballynahinch on The Square. It has excellent frontage on the Square and benefits from excellent views across the High street. Ballynahinch is a small market town with a population of 5,715 as of 2015. It is a popular commuter town and is located 16 miles south of Belfast; it is also within an easy commute of both Lisburn and Downpatrick, 12 and 11 miles away respectively.

There are a number of well-respected schools based in the town including Ballynahinch and Drumlins Integrated Primary Schools, Assumption Grammar and St Colemans High School.

## DESCRIPTION

The subject property has excellent frontage on the main retail core of Ballynahinch and it can also be accessed from the rear via Windmill Street. At present part of the site is occupied by steel portal frame, erected under the previous planning application on the site.

The site is located within the town centre development limit, the portion of the site fronting the Square is zoned as primary retail core and the land to the rear is zoned as white land under the Ards and Down Area Plan 2015.

We understand a number of neighbouring properties have easements and rights of way over the rear of the property leading to Windmill Street.

## SITE AREA

The site extends to c. 0.13 Acres.



## PLANNING

Address The Square Ballynahinch 13, 14 and 15.  
Proposal Replacement of derelict buildings with new shop and off (use class 2) buildings.  
Status Granted March 2005.

## SALES DETAIL

Price: £80,000.  
Term: Assumed freehold or long lease hold.

## VAT

All prices, outgoings etc. are exclusive of, but may be subject to VAT.

## FURTHER INFORMATION

View strictly by prior appointments with agents.  
For more information or to arrange a viewing please contact:



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