



FOR IDENTIFICATION PURPOSES ONLY

**FOR SALE** Residential Development Land extending to c. 3.7 acres  
**Barnamaghery Road, Darragh Cross, Saintfield BT30 9NA**

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# LOCATION / DESCRIPTION

The subject lands are located in Darragh Cross, a small settlement three miles South-East of Saintfield village.

The lands are located approximately 14 miles from Lisburn City Centre and c. 14 miles from Belfast City Centre, with easy access to the A1 which leads onto the M1 Motorway providing access to Dublin, Belfast and the West of the Province.

The site is within a two minute walk to a local convenience store, a primary school and a popular restaurant and pub. Opposite the main entrance to the site is a small housing development called 'The Arches', mostly consisting of detached family homes.

The subject lands mostly consists of overgrown agricultural land however a small stone agricultural out-building still remains on site. The lands have a flat topography.

The site is bounded by fencing and mature hedgerows. Externally the south and east of the site is surrounded by agricultural fields, providing the site with views over the countryside and the Mourne Mountains.



# SITE AREA

The subject lands extends to c. 3.7 acres (1.49 ha).

# PLANNING

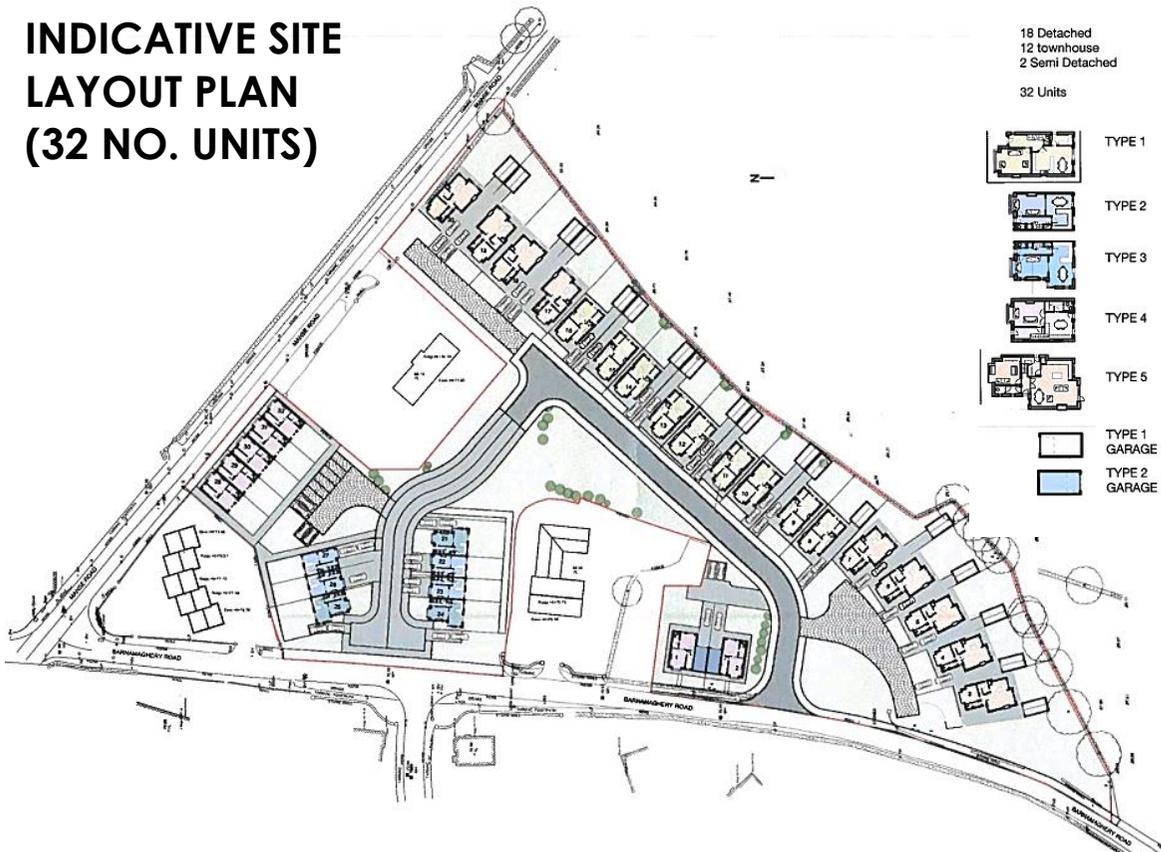
The subject falls within the Darragh Cross Settlement limits (Ards and Down Area Plan 2015 – Draft) and lies outside the Saintfield Conservation Area; both of these factors are advantageous for potential development.





Views over the Subject Site

## INDICATIVE SITE LAYOUT PLAN (32 NO. UNITS)



## SALES DETAILS

PRICE: Price on Application  
TITLE: Assumed to be held by way of freehold title

## VAT

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

## FURTHER DETAILS

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Our Ref: MP/JP/8912



### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.