



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**BUILDING SITE, 140M
SOUTHWEST 47 CROSSGAR**

OFFERS AROUND £150,000



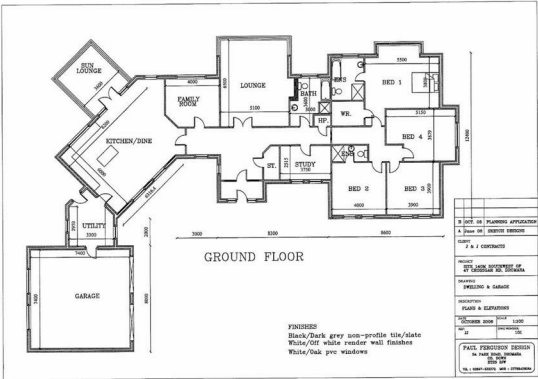
Situated in the heart of the country in a peaceful private position, this spacious site enjoys pleasing far reaching views over the surrounding countryside.

The site approached from its own driveway and extends to approximately 1.6 acres. Reserved Matters Planning Permission has been granted for a classic style detached residence including 3 / 4 receptions, study, four bedrooms, two with ensuite and a principal bathroom. There is also a large integrated double garage.

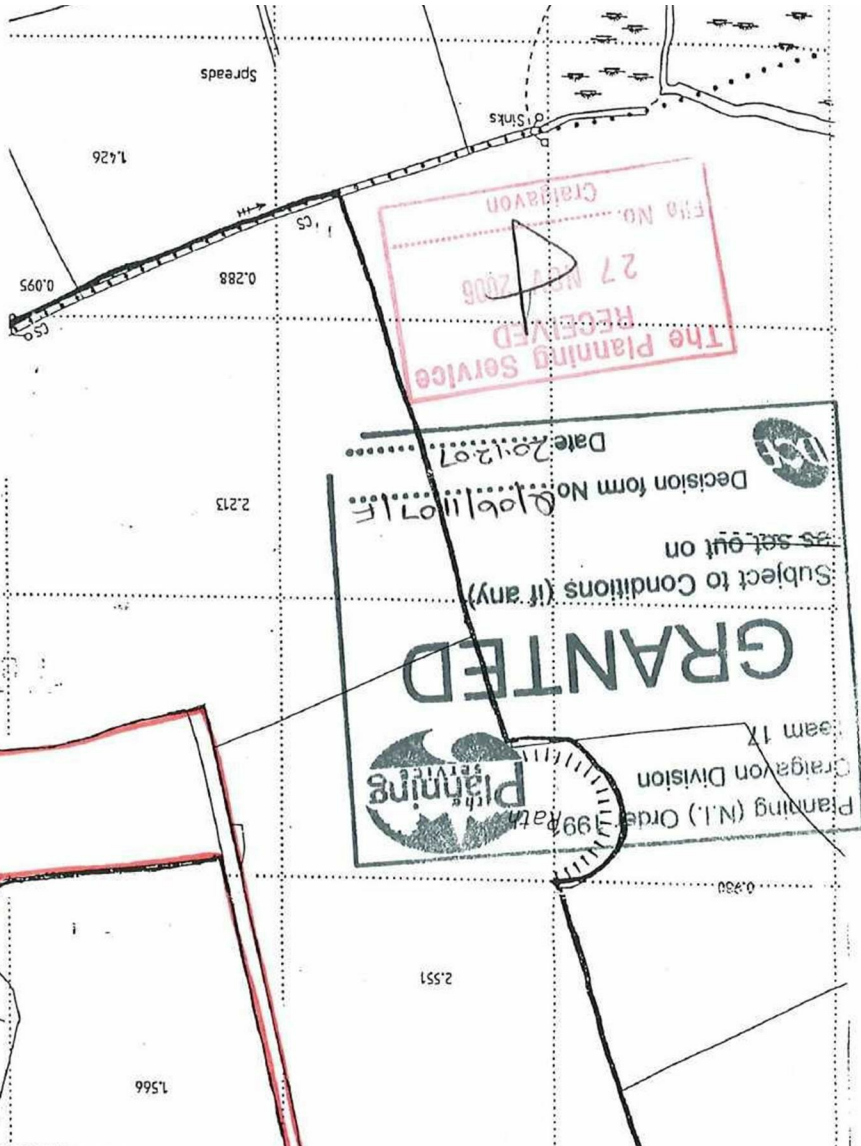
Foundations have been dug, concrete poured, footing constructed and filled for the garage so construction can start asap.

The site is convenient to Ballynahinch, Lisburn, Saintfield, Carryduff and is an easy commute to Belfast.

For further information please contact the Ballynahinch office.



CLIENT		PROJECT		DRAWING	
J & J CONTRACTS		SITE 140M SOUTHWEST OF 47 CROSSGAR RD, DROMARA		DWELLING & GARAGE	
A June 06		SKETCH DESIGNS			
B OCT. 06		PLANNING APPLICATION			



Key Features

- Footings for garage laid
- Circa 1.6 acres
- Fantastic house
- Elevated site with stunning views
- Full planning permission





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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