

Tim Martin
— .co.uk



**Building
Site**

Between 74-94 Drumaghlin Road
Crossgar
BT30 9JS

**Guide Price
£150,000**

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Ideally situated in a fold between a mature woodland and roll out crop and enjoying pleasing views over the surrounding countryside.

This spacious, building site extending to about 1 acre, has reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.

Substantial works on the site has been completed including access road and construction and concreting of foundations. Building Control have approved the plans and inspected the works to date. Mains water is available on the road with mains electricity close by.

It is rare that a site of this quality comes to the market with planning and plans in place.

FEATURES

- Mature Building Site Extending to 1 acre (approx)
- Reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.
- Substantial works on the site has been completed including access road and construction and concreting of foundations
- Building Control have approved the plans and inspected the works to date
- Mains water is available on the road with mains electricity close by

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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		

Saintfield
1B Main Street, Saintfield, BT24
7AA
T 028 97 568300

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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