



## 23a Manse Road , Carrowdore, BT22 2EY

### \*\*\*Development Opportunity\*\*\*

Site extending to approx 1.2 acres currently with modern detached 5 bedroom home, detached bungalow and various outbuildings and workshops.

Excluding the modern detached chalet home (23A) the site is still over 0.8 acres and offers a level site with good road frontage and the opportunity for additional dwellings, subject to relevant planning approval and consents.

23A is beautifully presented and we would expect it to be retained. Internal viewing can be accommodated by prior appointment. Estimated value in the region of £325,000 - £350,000.

25 is a detached bungalow in need of complete renovation or replacement.

Interested parties are invited to make their own assessments as to the best use of the site but we would suggest 4 - 5 detached dwellings, similar to the existing property, or 8 - 10 semi detached homes or townhouses.

Planning permission has never been sought but our client is open to sensible proposals that would allow an interested party to seek outline planning approval prior to full purchase of the site.

**Offers In The Region Of £595,000**

# 23a Manse Road

, Carrowdore, BT22 2EY



- DEVELOPMENT OPPORTUNITY
- Existing modern detached chalet style bungalow with 5 bedrooms
- Potential for 4 or 5 detached homes
- Open to sensible proposals allowing planning application prior to full commitment to purchase
- Level site with good road frontage
- Site excluding existing home still in excess of 0.8 acres.
- Alternative potential for 8 - 10 semi detached or townhouses
- Full site extends to approximately 1.2 acres.
- Additional detached bungalow, Workshop and various outbuildings
- No Planning applications have been made - Buyers to make their own enquiries

## Tenure

## Property misdescriptions



## Directions

Located facing the junction of Ballyblack Road East and Manse Road, Carrowdore.



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

