



## 35 Thorndale Road, Dundrod, Crumlin

**OIRO £450,000** Freehold

For sale in one or 2 lots. A compact parcel of approximately 43 acres of good quality agricultural land located outside Crumlin and with the benefit of a site with planning permission for a detached 3 bedroom bungalow alongside the existing small concrete yard with outbuilding.

Building site and Lands | Full Planning permission |

**028 9266 3396**

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For sale in one or 2 lots. A compact parcel of approximately 43 acres of good quality agricultural land located outside Crumlin and with the benefit of a site with planning permission for a detached 3 bedroom bungalow alongside the existing small concrete yard with outbuilding.

The lands are laid out in eleven fields of varying sizes and enjoy excellent road frontage to the Thorndale Road. there are various gates giving direct access off the road and the lands to the rear are serviced by two gravelled laneways.

Foundations have been laid for a detached bungalow of approximately 1400 square feet.

There may be the opportunity to develop wind turbines on the lands subject to any necessary consents, as parts of the lands are elevated and wind turbines have been developed on other lands nearby.

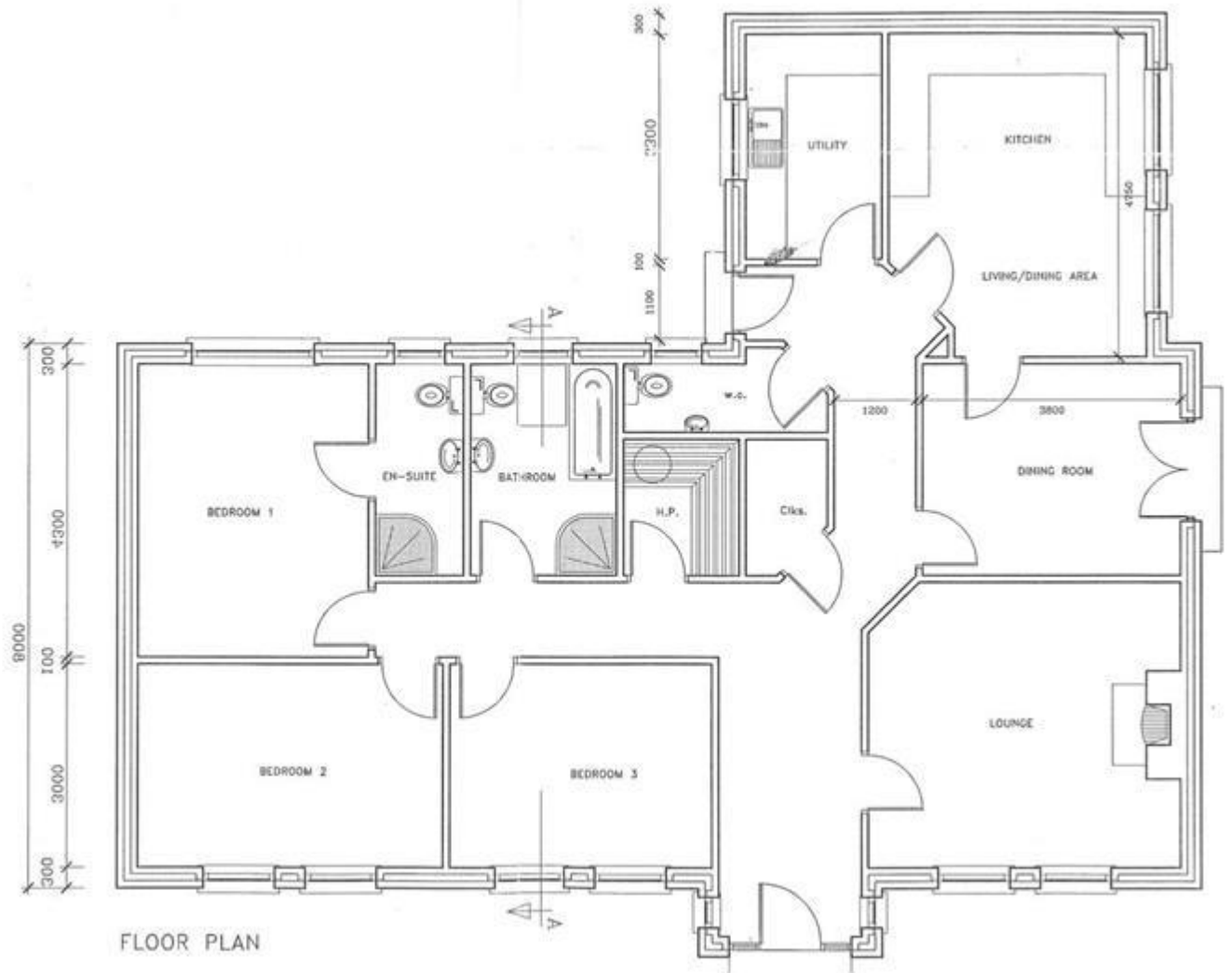
Further details regarding house type, planning permissions and maps of the land are available on request. The planning approval no longer contains any occupancy restriction, as this was removed in 2015 under approval number S/2014/0759/F.

Anyone intending visiting the lands should speak with us first regarding safe access.

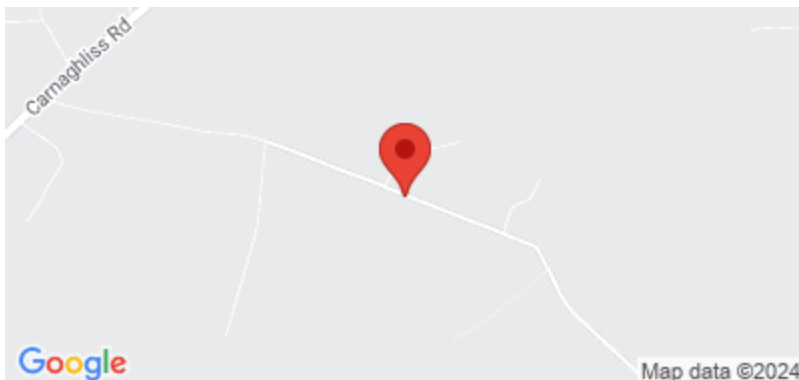
Tenure: Freehold







FLOOR PLAN



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.