

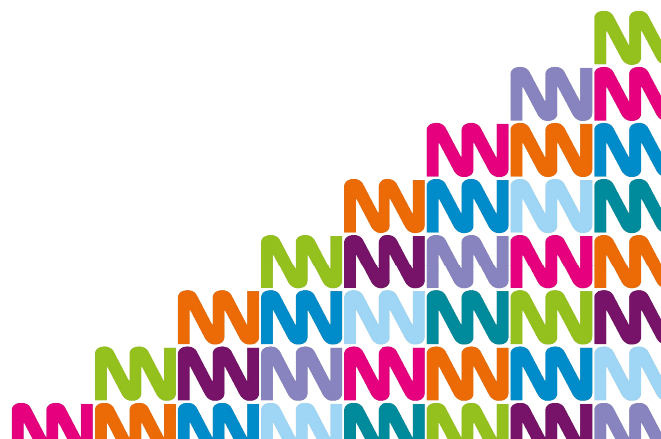


**99 Commons Road**  
 Ballykinler  
 BT30 8DG

**Offers In The  
 Region Of £55,000**

- Site with Outline Planning Permission
- Planning Application Number LA07/2022/0438/F
- One Pair of Semi Detached Homes
- Circa 0.2 Acre Site
- Pleasant Location, with Tyrella Beach Nearby
- Enquiries to Edel on 07703 612 257

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			





An excellent opportunity to acquire a site set in this quiet residential area of Ballykinler, approximately seven miles from Downpatrick and Newcastle respectively.

The site has Outline Planning Permission for 2 dwellings under planning application number LA07/2022/0438/F. Proposed drawings and copy of planning permission attached.

Enquires to Edel on 07703 612 257.



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For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703 612 257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

downpatrick@quinnestateagents.com

**QUINN**  
Estate Agents

quinnestateagents.com

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.