

**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

**Downpatrick Branch**

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

**Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

**General Enquiries**

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257



**43 Demense Avenue**  
Downpatrick  
BT30 6UY

**Offers In The**  
**Region Of £40,000**

**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.

- Site with Outline Planning Permission
- Planning Application Number LA07/2022/1473/O
- Detached House
- Enquiries to Edel on 07703 612 257

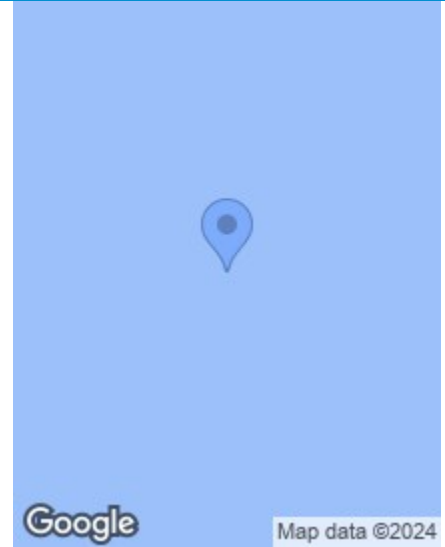
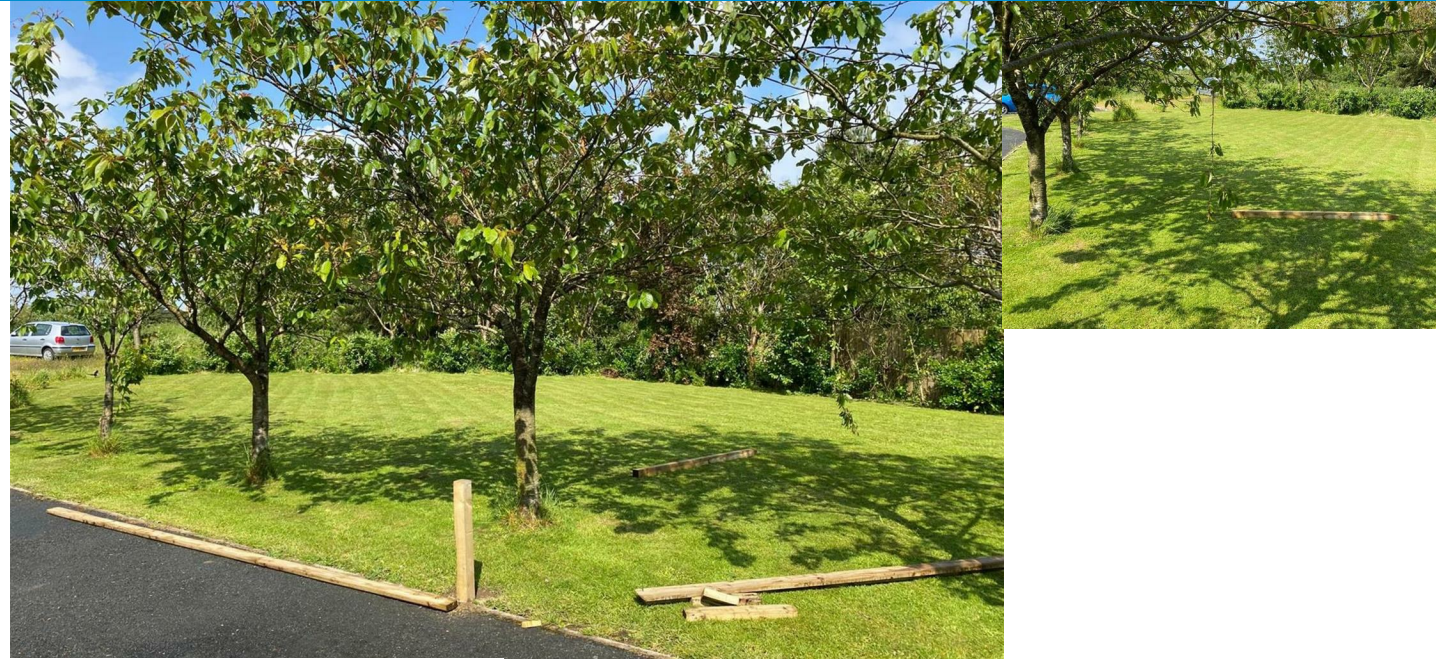
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 43 Demense Avenue

Downpatrick, BT30 6UY



[Directions](#)

 **an tOifig an tOifig an tOifig**  
Newry Office  
O'Hagan House  
Monaghan Row  
Newry  
BT35 8DJ

**Oifig Dhún Pádraig**  
Downpatrick Office  
Downshire Civic Centre  
Downshire Estate,  
Ardglass Road  
Downpatrick  
BT30 6GQ  
PH 0330 137 4036  
planning@nmdc.org  
www.newrymourndown.org

**OUTLINE PLANNING PERMISSION**

Planning Act (Northern Ireland) 2011

Application No: **LA07/2022/1473/O**

Date of Application: **21 September 2022**

Site of Proposed  
Development:

Adjacent to **43 Demense Avenue, The Demesne,  
Downpatrick**

An excellent opportunity to acquire a site set in this residential area of Demesne development, just off Ardglass Road. The site will offer with superb rural views.

The site has Outline Planning Permission for 1 dwellings under planning application number LA07/2022/1473/O. Copy of planning permission, site maps and images attached.

Enquiries to Edel on 07703 612 257.