



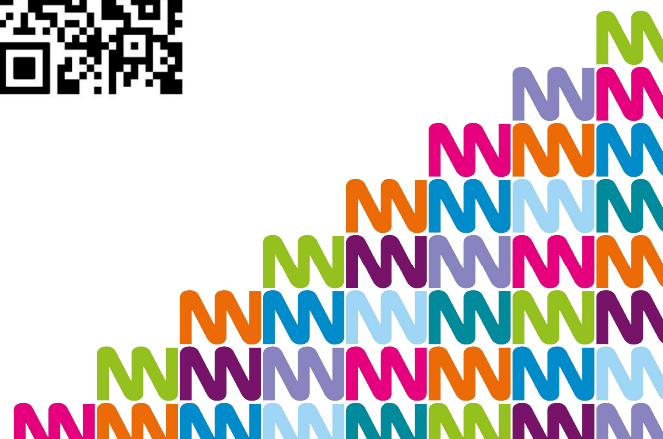
**54 Dunkirk Road**  
Waringstown  
BT66 7SW

**Offers In The  
Region Of £210,000**

- Approx 10.8 Acres of Land
- Replacement Dwelling Subject to Planning
- Shared Laneway Leading to Private Laneway
- Folio Map in Photos
- CASH BUYERS ONLY - Not Mortgageable
- Chain Free Sale
- Arable Land
- Outbuildings Included
- EPC G 1
- Contact Leanne on 07703612260



| 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                                    | 1 | 1       |           |
| Not energy efficient - higher running costs |   |         |           |





Nestled in the picturesque village of Waringstown, Craigavon, lies a truly remarkable opportunity - 54 Dunkirk Road. This stunning piece of land offers a generous 10.8 acres of arable land, providing the perfect canvas for your dream home.

Imagine the possibilities that come with owning such a vast expanse of secluded land. Whether you envision a charming countryside retreat or a modern architectural masterpiece, this property offers the space and privacy to bring your vision to life.

With 2 bedrooms already in place, you have the option to either expand on the existing structure or start anew. The choice is yours to create a bespoke living space that perfectly suits your needs and desires.

Don't miss out on the chance to own this unique plot in a tranquil setting. Embrace the opportunity to build the home you've always dreamed of in this idyllic location, subject to the usual approvals. Contact us today to turn your vision into a reality at 54 Dunkirk Road.



For any enquiry relating to this property, please contact

**Leanne Glover**

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07703612260

#### 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



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.

**QUINN**  
Estate Agents

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