



## Building Site At 'Ballytweedy Rise', 51 Loanends Road, Nutts Corner, BT20 4XW

- c.0.5 Acre Building Site
- Detached Family Home (c.3,000 Sq Ft)
- Detached Double Garage
- Partially Built Up To Wall Plate Level
- Close Proximity To Local Villages / Towns
- Full Planning Permission
- Four Bedroom; Principal With En Suite
- Access Via Lane Off Loanends Road
- Rural Views
- Plans And Maps Available On Request

Offers Over £245,000

EPC Rating



# Building Site At 'Ballytweedy Rise', 51 Loanends Road, BT29 4YW



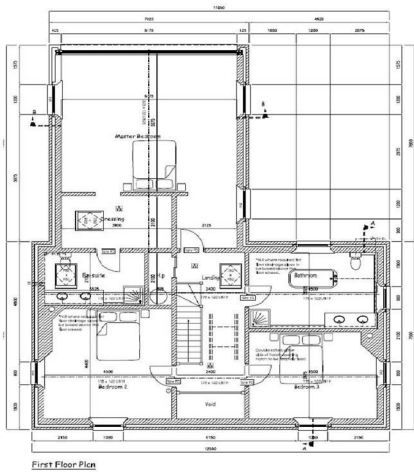
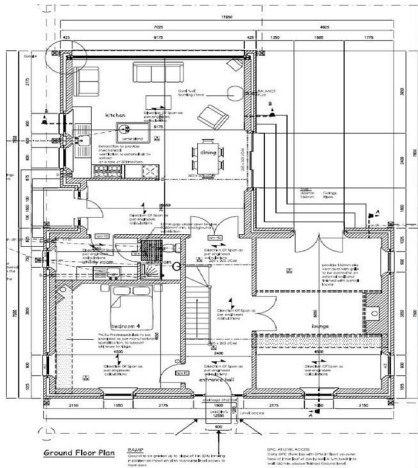
## PROPERTY DESCRIPTION

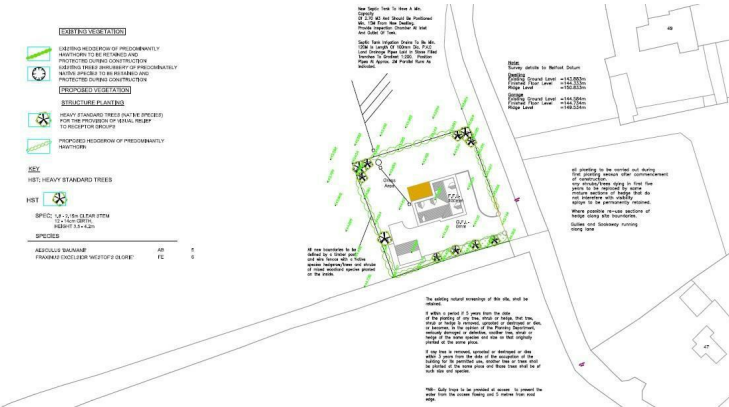
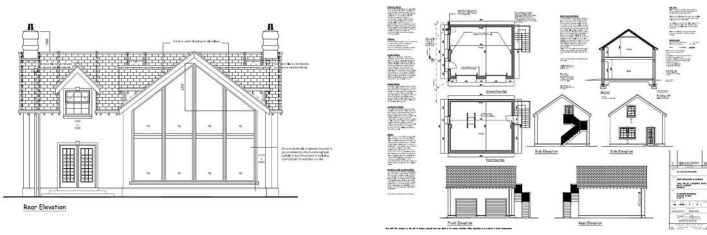
### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Front Elevation





Unique opportunity to purchase a c.0.5 acre building site benefiting from full planning permission (AA/2089/0007), for a four bedroom detached family home, extending to c.3,000 sq ft plus detached double garage, occupying a prime site enjoying rural views, located off Loanends Road, Nutts Corner.

The site is approached via a shared concrete lane situated off Loanends Road with right of way access granted to the site, and further benefits from the dwelling being partially built up to wall plate level.

Copy of planning permission and maps are available upon request.

For further information or to arrange a viewing please contact Colin Graham Residential.

Early interest highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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