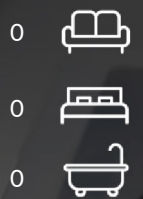




Superb opportunity to purchase HPA 3 zoned land within walking distance to Crossgar Village
Land extending to circa 7 acres opposite Cedar Primary School on the Kilmore Road
Potential to develop 50+ mixed size properties



Prime Development Opportunity in Crossgar

This is a superb opportunity to acquire approximately seven acres of zoned land in a highly sought-after location within easy walking distance of Crossgar Village. Positioned directly across from Cedar Integrated Primary School, this elevated plot offers excellent development potential for a diverse range of housing options, making it an attractive proposition for developers and investors alike.

Property Highlights:

* **Ideal Location:** Situated on Kilmore Road, this land is just a short walk to the heart of Crossgar Village, offering future residents easy access to local amenities and services.

* **Significant Development Potential:** With room to potentially develop 50+ properties of varying sizes, the site is well-suited for a mixed-residential project that could cater to families, young professionals, and retirees.

* **Scenic Setting:** The plot benefits from an elevated position, providing beautiful views and a sense of seclusion, with mature trees and lush surroundings enhancing the appeal.

* **Proximity to Schools:** Cedar Integrated Primary School is directly opposite the site, adding convenience for families and underscoring the location's suitability for residential development.

Location & Community

Crossgar is a charming and well-connected village in Co. Down, known for its strong sense of community and village lifestyle. Local amenities include various eateries, shops, schools, a day nursery, and even a nine-hole golf course. Centrally located, Crossgar offers convenient access to nearby towns such as Saintfield, Downpatrick, and Ballynahinch, while Belfast is just a 20-minute drive away under favourable conditions. This prime location offers an attractive balance of rural charm and accessibility.

Planning Status

The site is zoned for development; however, there are currently no planning permissions or drawings in place. All necessary investigations, surveys, and applications will be the responsibility of the purchaser.



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