

# Building Site For Sale



Site 1 Between 12 & 20 Raleagh Road

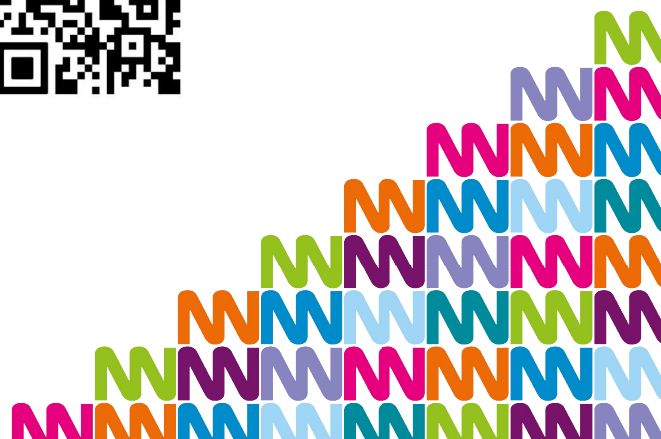
Crossgar  
BT30 9JG

Offers In The Region Of  
£80,000

- Building Site
- Approx. 0.30 Acres
- Outline Planning Permission
- Planning Ref: LA07/2023/3476/0
- Shared Private Lane



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			



Accessed via a shared lane and enjoy a delightful rural setting, enhanced by mature trees and established hedging. The Ballynahinch River forms the back boundary, creating a particularly attractive outlook and sense of privacy. Water & Electricity are easily accessible. An ideal prospect for those seeking to build bespoke homes in a peaceful countryside location, while still retaining good accessibility to the main roads to Ballynahinch & Crossgar

### Site Entrance

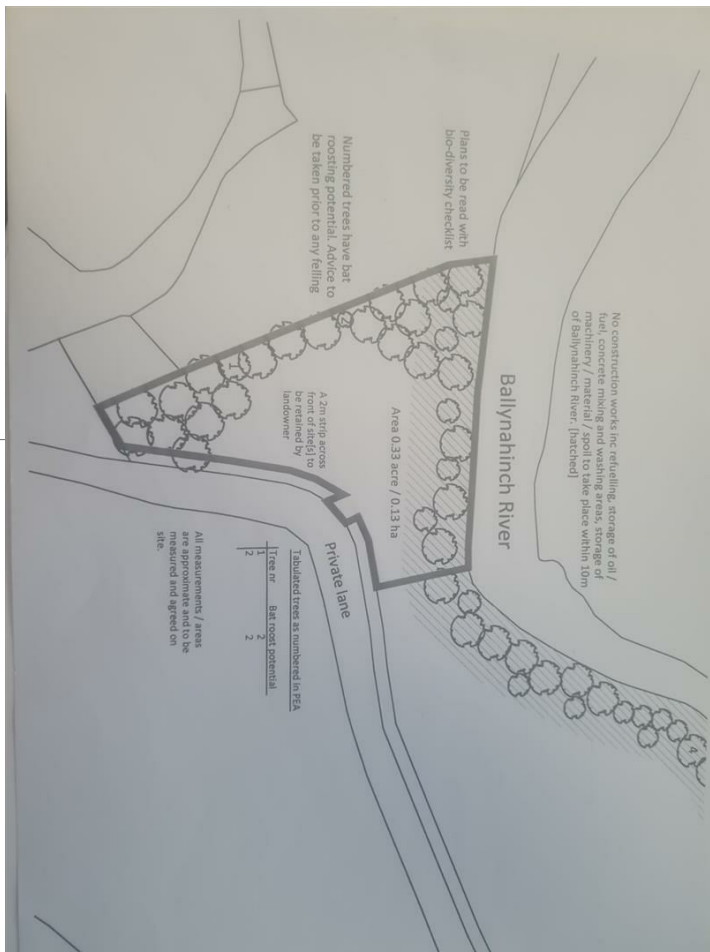
Situated on a shared lane off Raleagh Road.

### Location

Turn right onto Raleagh Road off Ballynahinch to Crossgar Road. Laneway is off to the left. Lovely rural outlook.

### Contact

To view the site or if you have any further questions please contact Carrie on 02897564400/07803626095 or email - ballynahinch@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.



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

### Downpatrick Branch

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Downpatrick BT30 6LP

**028 4461 2100**

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

### General Enquiries

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