

SALE AGREED

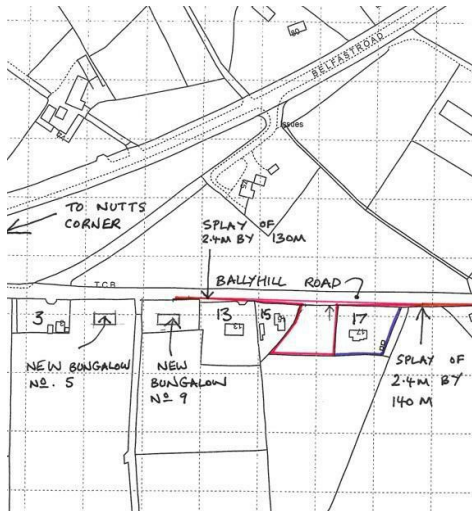
**Building Site Adjacent To 17 Ballyhill Road, Nutts Corner, Crumlin,
BT20 4TN**

- c.0.40 Acre Building Site
- Planning Reference LA03/2024/0374/0
- Rural Views Front & Rear
- Convenient To Main Commuter Networks
- Outline Planning Permission
- Detached Dwelling & Garage
- Private Access Off Ballyhill Road
- Plans And Maps Available On Request

Offers Over £89,950
EPC Rating



Building Site Adjacent To 17 Ballyhill Road, Crumlin, BT29 4TN



PROPERTY DESCRIPTION

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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

 COLIN
GRAHAM
RESIDENTIAL

...WE SELL BUILDING SITES

 CGR FINANCIAL
...WE DO MORTGAGES



Unique opportunity to purchase a c.0.40 acre building site enjoying rural views, conveniently located on the Ballyhill Road, situated off the Belfast Road, Nutts Corner benefiting from outline planning permission (LA03/2024/0374/0), for a detached dwelling and garage.

Copy of planning permission, permitted easements, 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) 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		

Northern Ireland

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 are 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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