

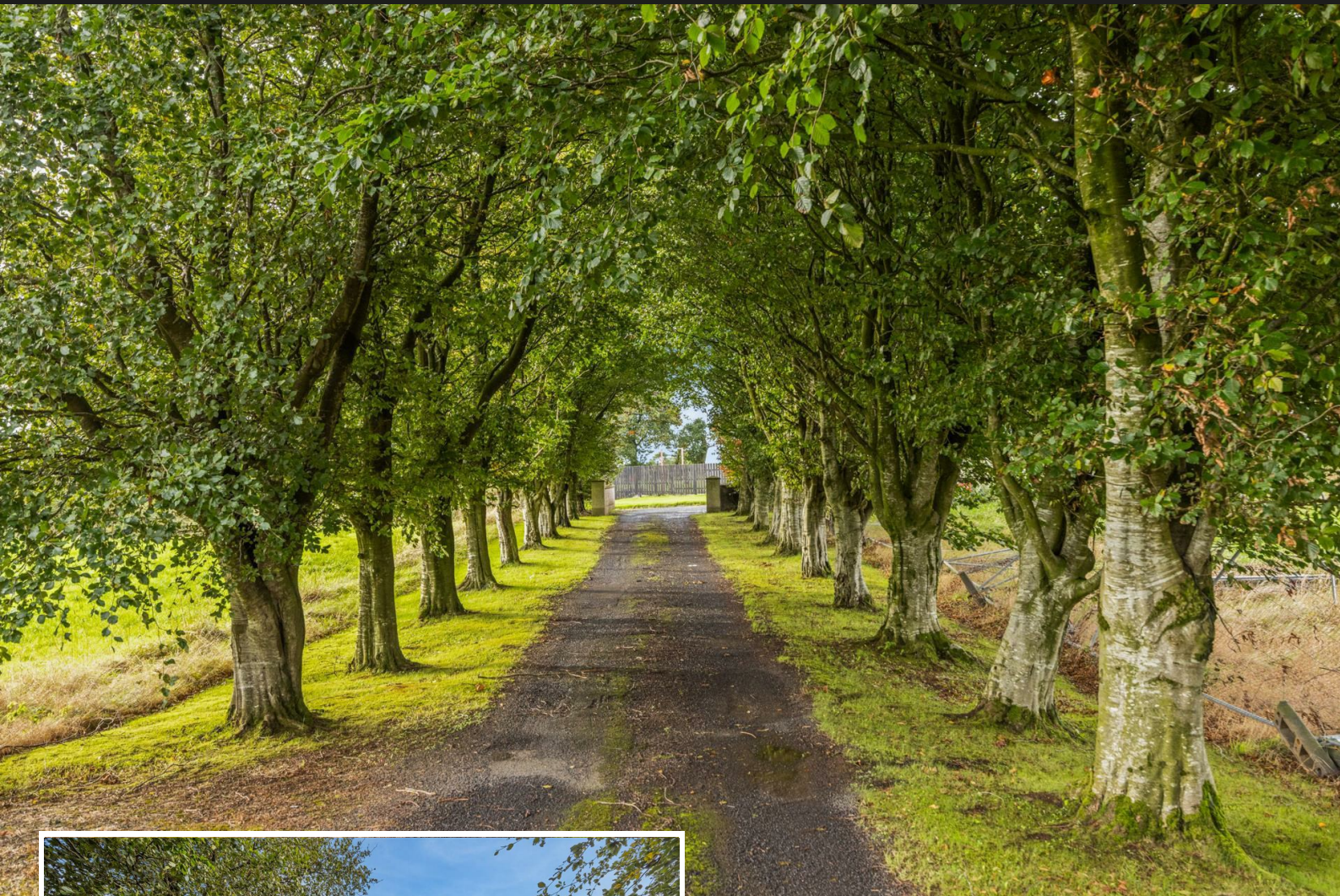


Building Site Adjacent To 20 Umgall Road, Nutts Corner, BT29 4UJ

- c.0.75 Acre Building Site
- Certificate of Lawfulness Of Proposed Use Or Development
- Four Bedroom; Three+ Reception
- Access Via Lane Off Umgall Road
- Close Proximity To Main Commuter Networks
- Full Planning Permission (T/2009/0550/F)
- Detached Family Home (c.3,000 Sq Ft)
- Detached Double Garage
- Elevated Rural Views
- Plans And Maps Available On Request

Offers Over **£99,950**
EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Open through to Dining Room

LOUNGE 18'4" x 16'4"

FAMILY ROOM 13'5" x 13'1"

DINING HALL/ROOM 13'5" x 12'5"

**KITCHEN THROUGH DINING / LIVING AREA
30'6" x 9'6"**

UTILITY ROOM 9'6" x 9'6"

FURNISHED CLOAKROOM



FIRST FLOOR

LANDING

Access to hot press and built in store.

PRINCIPAL BEDROOM 15'5" x 14'5"

WALK IN WARDROBE

EN SUITE SHOWER ROOM

GUEST BEDROOM 14'5" x 13'5" (wps)

WALK IN WARDROBE

EN SUITE SHOWER ROOM

BEDROOM 3 15'5" x 11'5"

BEDROOM 4 13'9" x 12'1"

BATHROOM 11'5" x 7'2"

EXTERNAL

Right of way access via tree lined lane, leading to generous sized private driveway.

Gardens front, side and rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

We have not tested the services or systems at this site. 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 and site boundaries. Purchasers should make/commission their own inspections if they feel it is necessary. Images are for illustrative purposes only. The accommodation and specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.



Unique opportunity to purchase a c.0.75 acre building site benefiting from full planning permission (T/2009/0550/F), to include a 'Certificate of Lawfulness of Proposed Use or Development' for a four bedroom, three+ reception detached family home, extending to 3,000 sq ft plus detached double garage, conveniently located off the Umgall Road, Nutts Corner, enjoying elevated rural views.

The site is approached via a tree lined lane situated off Umgall Road, with right of way access granted to a private driveway leading to the elevated site.

With this bespoke self build opportunity offering panoramic countryside views whilst enjoying the convenience of being in close proximity to local villages/towns and main commuter networks, early viewing is highly recommended to avoid disappointment.

Option to purchase additional agricultural land available via separate negotiation.

Copy of planning permission and maps are available upon request.

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



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	

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