



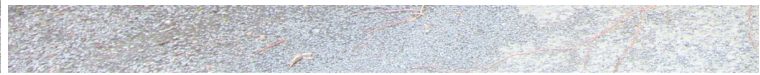
## Building Site Adjacent To 20 Umgall Road, Nutts Corner, BT29 4UJ

- c.0.5 Acre Building Site
- Detached Family Home (c.2,475 Sq Ft)
- Detached Garage
- SAP Design & Working Drawings Completed
- Close Proximity To Local Villages / Towns
- Reserved Matters Planning Permission
- Four Bedroom; Two Reception
- Access Via Lane Off Umgall Road
- Rural Views
- Plans And Maps Available On Request

Offers Over **£114,950**  
EPC Rating

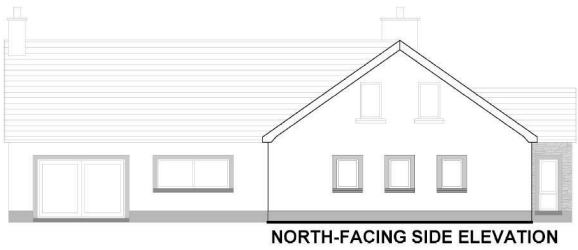


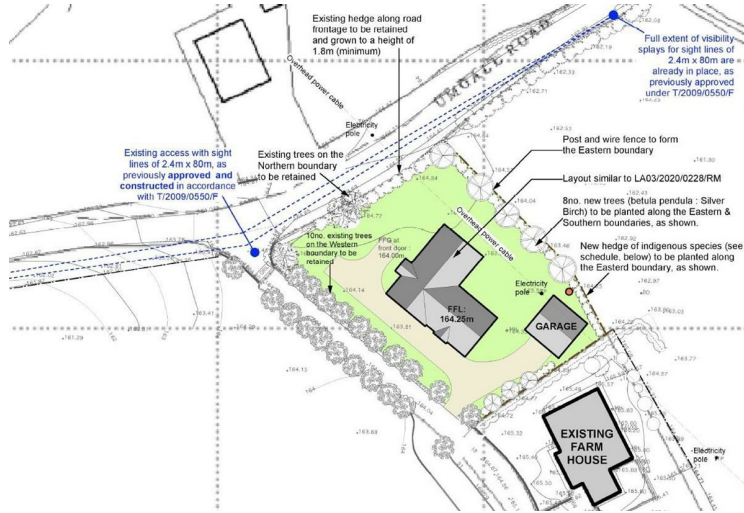
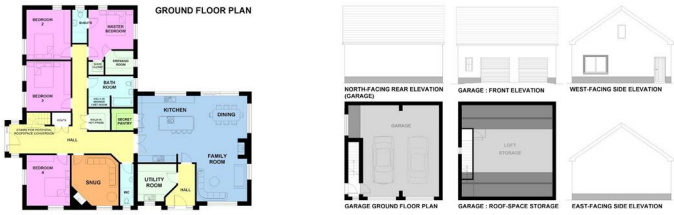
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SIDE ELVATION : SOUTH-FACING FRONTAGE (FACING LANEWAY)

## PROPERTY DESCRIPTION





**Unique opportunity to purchase a c.0.5 acre building site benefiting from reserved matters planning permission (LA03/2022/0924/RM), for a four bedroom, two reception detached family home, extending to 2,475 sq ft plus detached garage, occupying a prime site enjoying rural views, located off the Umgall Road, Nutts Corner. The site is approached via a private, tree lined lane situated off Umgall Road with right of way access granted to the site. The subject site further benefits from having the design SAP completed in addition to full set of working drawings purchased and completed in readiness for submission to the energy consultant, structural engineer and thereafter to building control.**

**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)	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			
<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 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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