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FOR SALE

1 The Crescent Carryduff, Belfast, BT8 8DW

Redevelopment Opportunity Extending to c. 0.27 Acres

LOCATION

Carryduff is a popular suburban commuter town located c. 6 miles south of Belfast City Centre, offering convenient access to the city while maintaining a well-established local community.

Carryduff has grown significantly from a small crossroads village into a thriving residential hub, offering convenient access to the city, modern amenities including a surgery, pharmacy, Eurospar, and LIDL, and strong transport links connecting Downpatrick, Ballynahinch, Comber and Newcastle via key road networks (A24, A7 and B178).

The subject property is situated in the centre of the town on the corner of the Ballynahinch Road and The Crescent.

DESCRIPTION

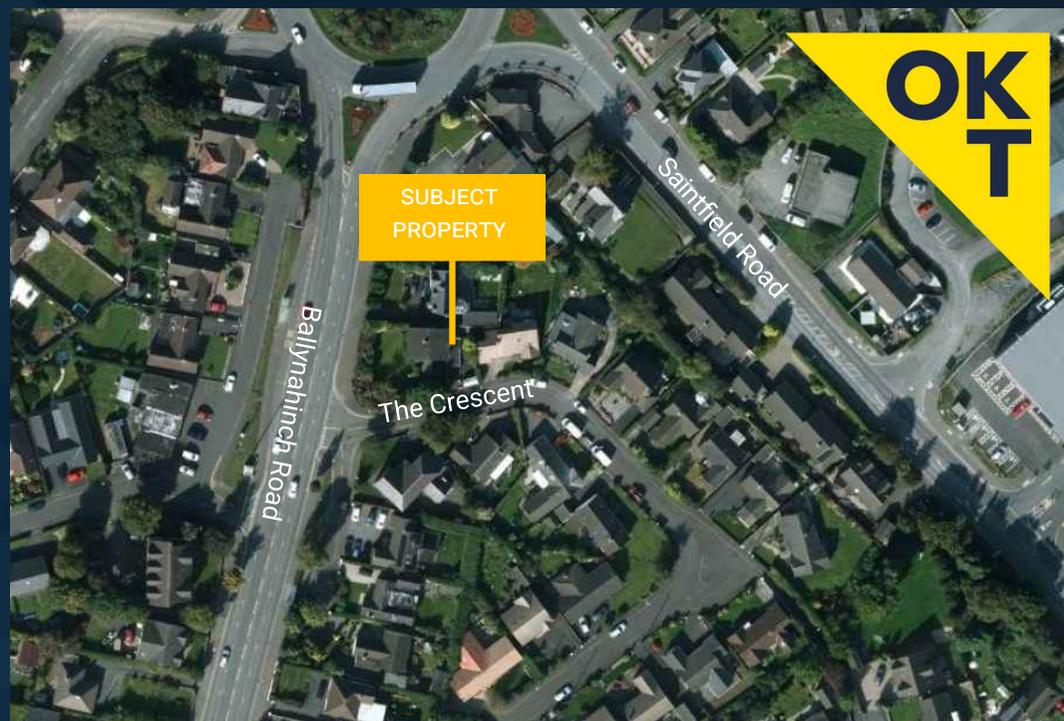
The subject comprises a detached two-storey four-bedroom house situated on a generous corner site. Internally the property is laid out to provide entrance hall, open plan living and dining room, study, kitchen, utility, and WC on the ground floor. The first floor comprises four further bedrooms and a family bathroom.

Externally there is a detached garage and tarmac driveway to the rear of the site. The remainder of the site is laid in grass, with mature trees and hedgerows around the perimeter.

The site would be suitable for redevelopment, subject to any necessary planning permissions

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Hall	5.73m x 1.49 m	18.8 ft x 4.89 ft
Living Room	6.95m x 4.13 m	22.8 ft x 13.5 ft
Dining Room	3.31m x 2.43 m	10.9 ft x 7.97 ft
Study	3.87m x 2.94 m	12.7 ft x 9.65 ft
Kitchen	3.97m x 2.72 m	13 ft x 8.92 ft
Utility	2.97m x 1.47 m	9.74 ft x 4.82 ft
WC	-	-
FIRST FLOOR		
Bedroom 1	4.38m x 3.32m	14.4 ft x 10.9 ft
Bedroom 2	4.27m x 3m	14 ft x 9.84 ft
Bedroom 3	4.45m x 3.37	14.6 ft x 11.1 ft
Bedroom 4	2.51 x 1.92	8.23 ft x 6.3 ft
Bathroom	-	-



SITE AREA

The site extends to 0.14 acres.

ZONING

The property is situated within the development limit.

SALES DETAILS

PRICE: Price on Application

TITLE: Assumed freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

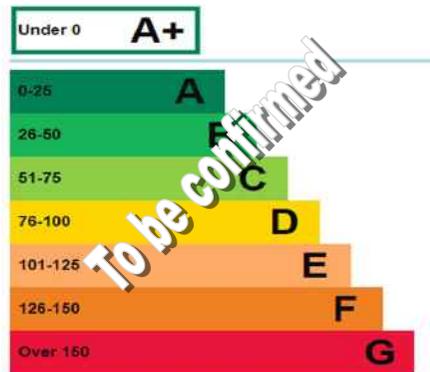
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £240,000

Estimated rates payable in accordance with LPS Website:
£2,184

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

mark.patterson@okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.