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FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

Buildings & Land to the rear of 39-41 Main St, Saintfield BT24 7AB

C. 4.25 Acre Redevelopment Site with Listed Coach House and Outbuildings

LOCATION

Saintfield is a well-established commuter town located c. 11 miles south of Belfast and c. 9 miles north of Downpatrick. The town offers a strong mix of amenities including independent retailers, cafés, local services and convenience shopping centred along Main Street.

Saintfield is also well served educationally, with Academy Primary School and Saintfield High School nearby, contributing to its popularity with families. The National Trust's Rowallane Garden, a key local attraction, is situated less than 0.5 miles from the subject property.

The subject property occupies a prominent position on Main Street within the heart of the town's commercial core. The surrounding area comprises a blend of retail, residential and service uses, benefiting from steady passing footfall and good visibility. Saintfield enjoys convenient transport links to Belfast, Lisburn, Downpatrick and Ballynahinch, reinforcing its role as a desirable base for both residents and local businesses.

DESCRIPTION

The subject comprises a 4.25-acre site, a listed former coach house fronting onto Main Street, and ancillary outbuildings to the rear.

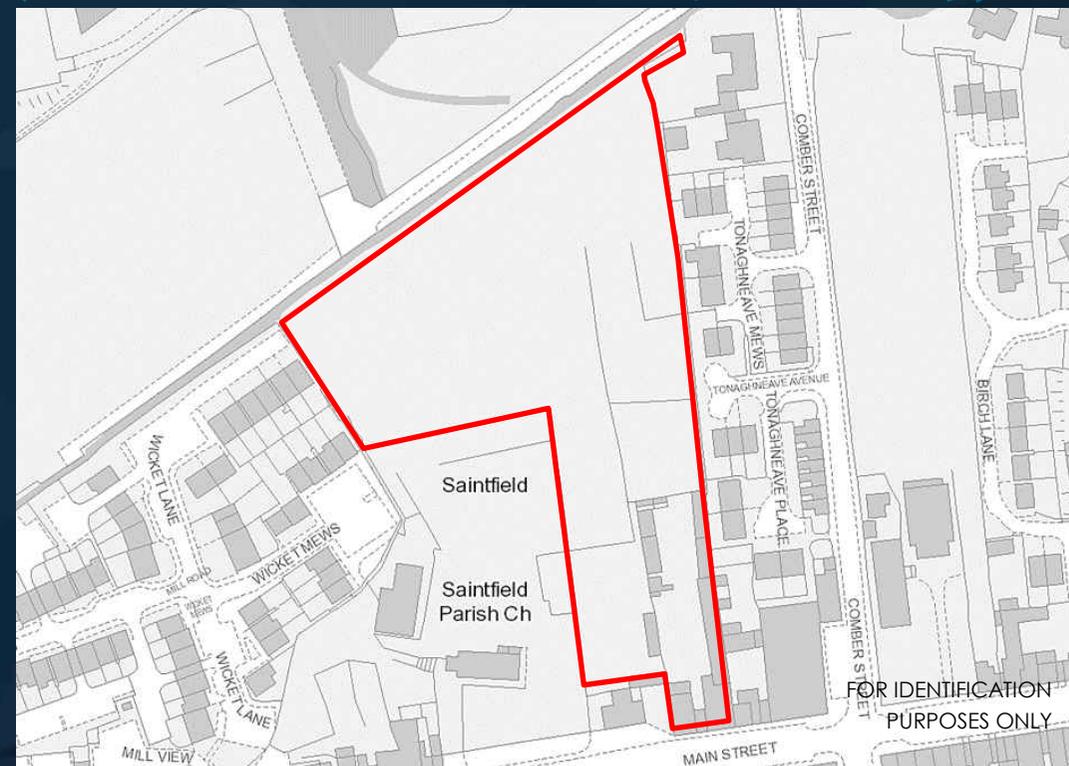
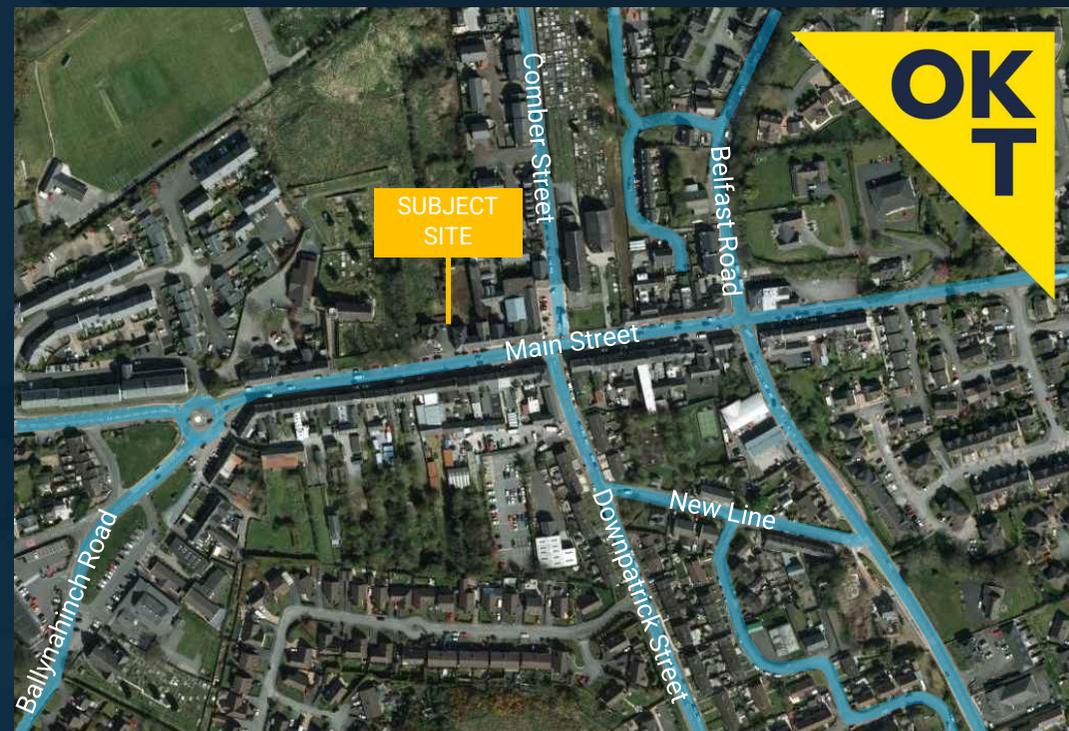
The land is relatively flat in topography and laid in grass. The listed former coach house comprises an impressive two storey stone building with character features dating to the 18th century. The coach house and outbuildings, situated at the rear of the coach house are in need of refurbishment.

LISTING STATUS

The former coach house is B listed (HB18/01/014).

SITE AREA

Total site area - c. 4.25 acres (1.27 hectares)





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Main Street, Saintfield

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ZONING PLANNING

The lands are located within the development limit of Saintfield as detailed within the Ards and Down Area Plan 2015 and are therefore suitable for a wide range of development opportunities, subject to any necessary planning consents

SALES DETAILS

PRICE: Price on application
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF DGF



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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