SITE FOR SALE

LANDS AT POUND LANE, DOWNPATRICK, BT30 6DE

CBRE NI
PART OF THE AFFILIATE NETWORK

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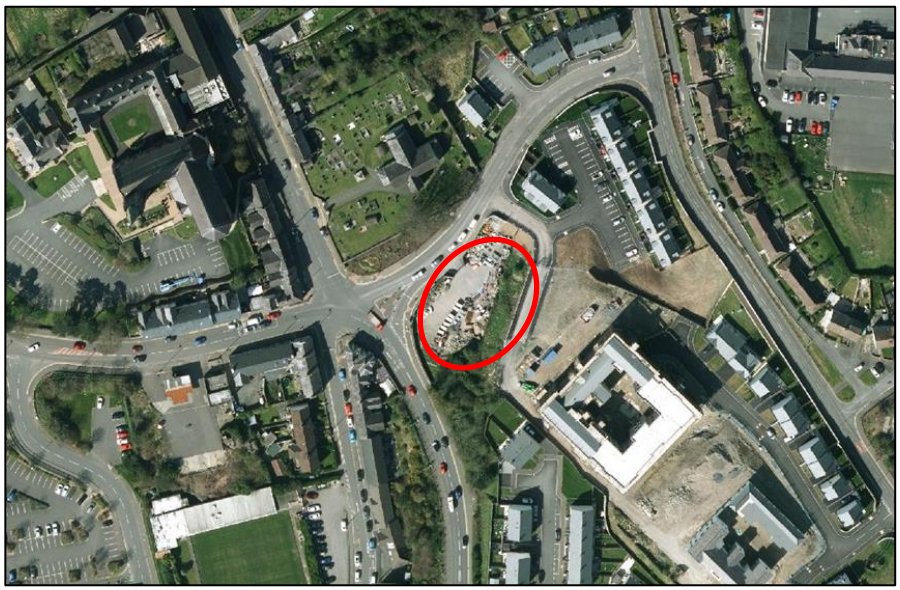
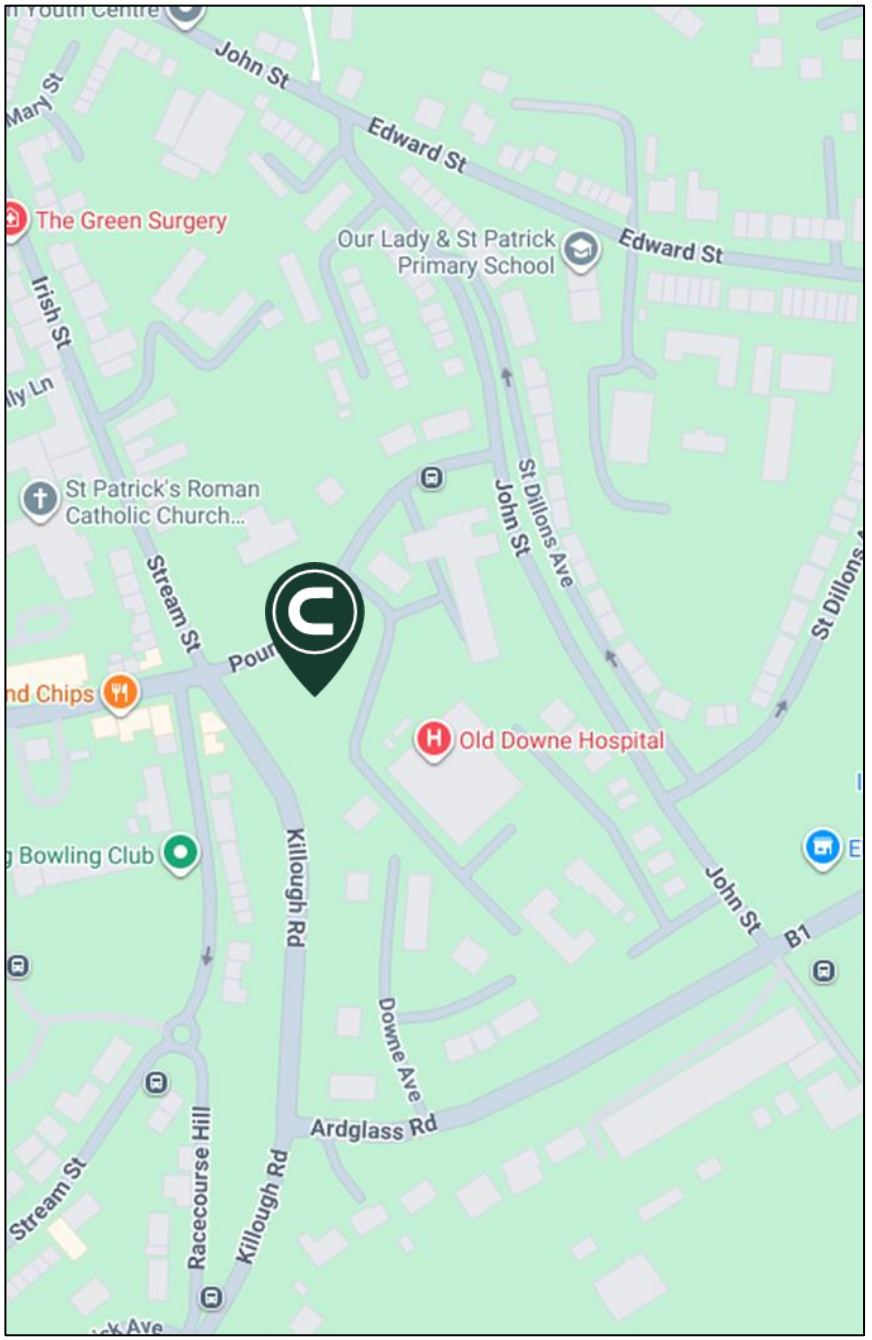
Key Benefits

- Corner position with frontage onto Pound Lane.
- Within walking distance to Downpatrick town centre.
- Well-served by local transport links and road networks, with good connectivity to the A7 (Belfast Road) and A25 arterial routes.
- Located within the settlement limit.

Location

The site is located on Pound Lane in Downpatrick, just off the town centre. It occupies a convenient and accessible position, and the surrounding area comprises a mix of residential housing and community uses. This location also benefits from proximity to local amenities, schools, sports clubs, and retail outlets within Downpatrick. The site is situated close to key road networks, including the A7 Belfast Road providing direct connectivity to Belfast, and the A25 linking Downpatrick with Newcastle and surrounding towns. The town centre is within easy walking distance,.





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Description

The extends to approximately 0.3 acres, located within the settlement limit., and is part of the former Downe Hospital site. The site is currently undeveloped and is surrounded by recent ne residential developments,. Bounded by Killough Road and fronting onto Pound Lane which provides direct access.
Suitable for a range of potential uses, subject to the necessary planning consents.

Title

We have assumed the lands are held freehold or by way of long leasehold subject to a nominal ground rent.

Site Area

We have calculated the site to have a total area of approximately 0.3 aces (0.12 hectares).

Zoning

According to the Ards and Down Area Plan 2015, the site is located within the settlement limit, just outside of a conservation area and the town centre boundary.

Sale Price

We have been instructed to seek offers over £90,000, exclusive.

VAT

All prices are quoted exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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Photos

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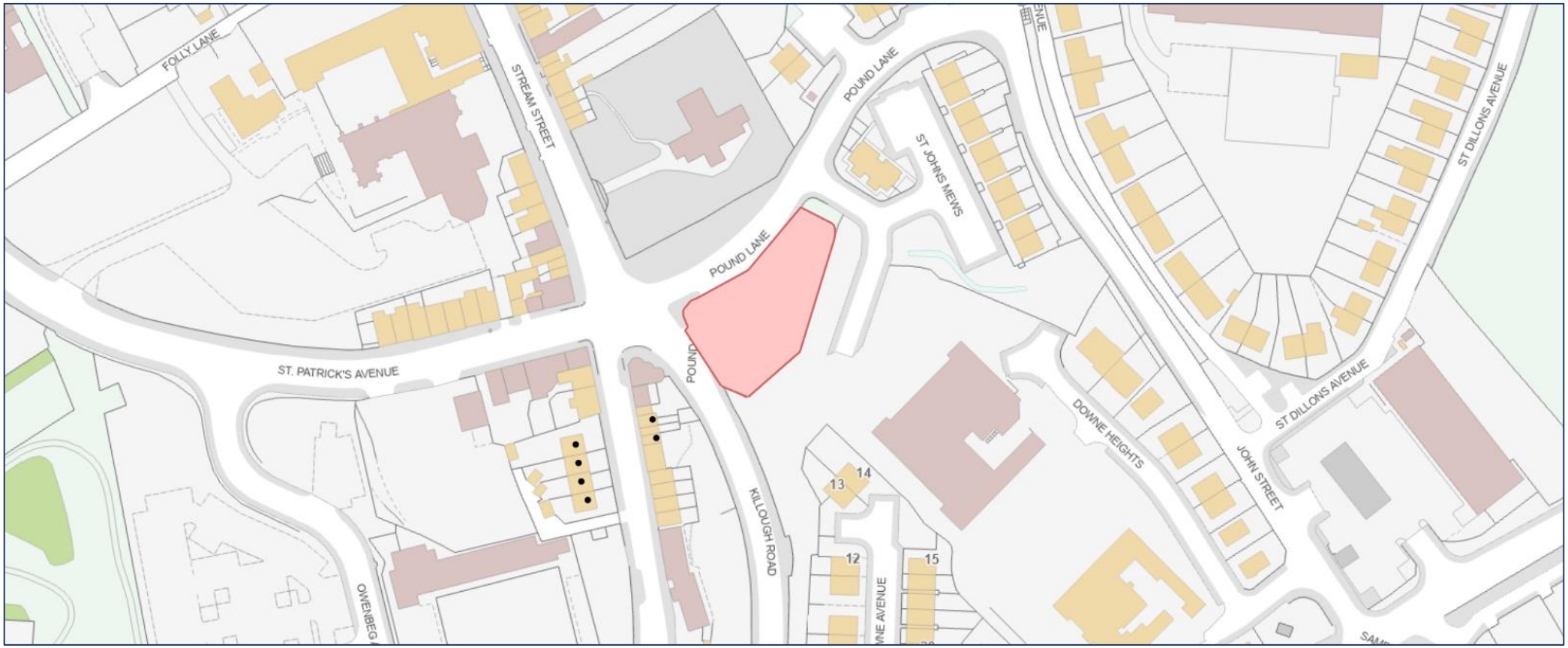

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