



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

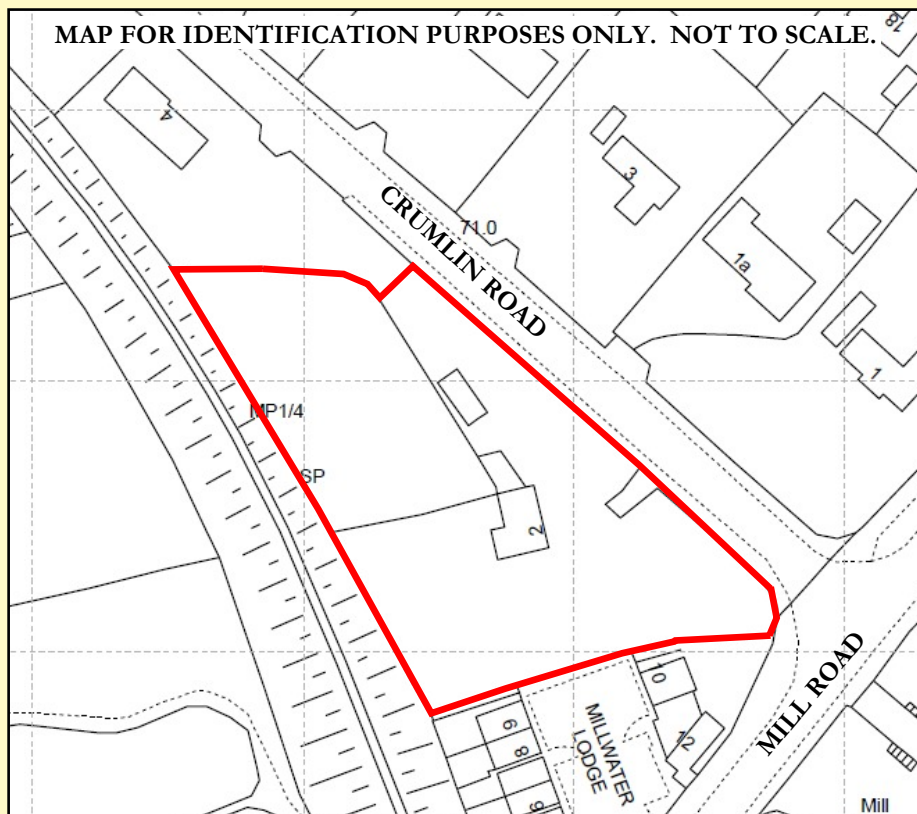
PRIME RESIDENTIAL OPPORTUNITY

FOR SALE

2 CRUMLIN ROAD

CRUMLIN

BT29 4AD



A HIGHLY ATTRACTIVE SITE WITH DEVELOPMENT POTENTIAL FOR A MINIMUM OF TWO DWELLINGS

The property which contains about 1.1 acres is situated within the development limit of Crumlin close to the junction of the Crumlin Rd., A52 Nutts Corner Rd. and Mill Rd. This is a particularly attractive site with extensive road frontage and includes a dwelling in need of repair or which may be suitable for replacement. The property had previously been an animal sanctuary and in addition to the existing dwelling there is a planning history of previous permissions for offices, mobile home and a log cabin classroom all of which have now fallen into disrepair. A site layout which is sympathetic to the site could afford the opportunity for an attractive development in a much sought after location in a busy town convenient to Nutts Corner.

Planning permission has not been applied for and the property is therefore offered without planning permission and intending purchasers should note that any offers submitted must not be made subject to obtaining planning permission.

PRICE: O.I.R.O. £150,000

VIEWING: By Appointment

www.jamcclelland.com

LOCATION MAP



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2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
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