



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
1	1

Northern Ireland

EU Directive 2002/91/EC

115 Downpatrick Road, Crossgar, BT30 9EH

Offers Invited No Price

115 Downpatrick Road, Crossgar, BT30 9EH

Tara Lodge House is situated on a mature private 5 acre site and approached by a sweeping tree lined driveway and enjoys a delightful mature wooded setting overlooking two small lakes.

Tara Lodge is a delightful 5 acre wooded site with two existing properties providing the basis for two replacement planning applications (subject to appropriate statutory approvals).

The two immediately adjacent properties Tara Hall and Grace Hall provide excellent comparable precedents and justification for the construction of two magnificent country residences on quality sites.

There are a range of possible sales outcomes with either two special country residences or a magnificent gentleman's residence and maintaining and refurbishing the existing bungalow to provide either Granny accommodation, studio, work from home space or income generator.

The maturity of the site with specimen trees and pondage is quite exceptional and offers wonderful private settings for the new homes on a well serviced arterial route providing access to the leading quality schools in the area.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515