

**Shooter Property Services**  
**Shooter Property Services**  
**21-23 Newry Street**  
**Banbridge**  
**BT32 3EA**  
**t: 028 4066 2206**  
**email: banbridge@shooter.co.uk**

## Site adjacent to 20a Lowtown Road, Waringstown

### Starting Bid: £55,000.00



For sale by Shooter Property Services via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

An excellent opportunity to acquire a reasonably priced building site with exceptional views.

The site, of approximately 0.3 acres, benefits from full planning permission for a well designed detached chalet bungalow.

Positioned with a south-west facing aspect and uninterrupted views across green fields to the front, this truly is an exceptional opportunity to realise a self-build project at an affordable price. The location is highly convenient, being less than a 10 minute drive to both Banbridge and Lurgan and less than 5 minutes to both Waringstown and Gilford.

Approved 15/08/2023 Planning Reference LA08/2023/1974/F

FEATURES:

0.3 Acres Fully Approved Building Site for Detached Bungalow  
Excellent and Protected Views  
Less than 10 minute drive to Banbridge and Lurgan  
Less than 5 minute drive to Waringstown and Gilford  
Pleasant Rural Location  
Electric already on site  
Consent to discharge in to mains sewerage approved  
Newly Approved on 15/08/2023 Planning Ref. LA08/2023/1974/F  
Tenure: Freehold  
Rates: £2,319.84

#### Directions

From Laurencetown take the Drumnascamph Road heading north for approximately 1 mile, turn left on to the Lowtown Road. Site is approximately 0.5 miles on the right hand side, down a short private lane.

TO VIEW OR MAKE A BID Contact Shooter Property Services or iamsold NI,  
[www.iamsoldni.com](http://www.iamsoldni.com)

### Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any

services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.