



**GRAHAM
AND SON**
Chartered Surveyors & Property Consultants

Let us change your view...!

St. John's Rectory, 1 King Street, Newcastle, Co. Down, BT33 0HD



Asking Price £850,000

Telephone: 028 4372 2407
www.tlgrahamandson.co.uk



- This extensive detached Victorian property occupies an unrivalled location in Newcastle with sea views across Dundrum Bay and beyond. It boasts the Mourne Mountains as its backdrop and Donard Forest is but 2 minutes walk.
- This property oozes character and charm and comprises: entrance hallway, 3 reception rooms, kitchen, scullery, and integral garage on ground floor with five spacious bedrooms and family bathroom on first.



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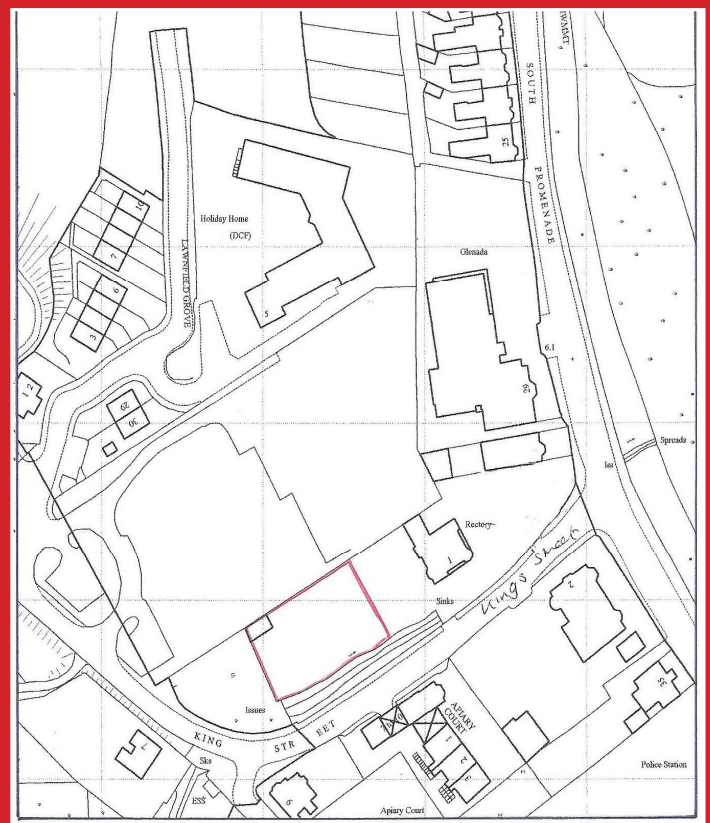
BUILDING SITE WITHIN EXISTING DEMISE FOR SALE £225,000

- This property also contains a prime building site situated to the rear of the house. (See photo above and plan below)
- The site measures 45m x 25m and totals 12,100 sq ft. (A right of way will be granted across the adjoining stream bed).
- Site may be suitable for the development of up to 3 no. detached dwellings.
- Purchaser are asked to note that no planning permission currently exists for developing the site and are thus asked to make their own enquiries as to the suitability of same.

EXISTING HOUSE DEMISE 0.78 ACRES



POTENTIAL SITE DEMISE 0.27 ACRES



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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. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

CONDITIONS OF SALE:

When a verbal agreement has been reached between the vendor and prospective purchaser the purchaser will be asked to pay to the Agents a part deposit of 1%

INTENDING PURCHASERS:

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property with out obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither T.L. Graham & Son nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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