

simonBRIEN
RESIDENTIAL

Building Site 35M North West Of
259 Scrabo Road,
Newtownards, BT23 4SN



Offers Around £195,000

Telephone 02891 800700
www.simonbrien.com

SUMMARY

Simon Brien Residential are delighted to present this rare opportunity to purchase a superb building site near Killynether Country Park. Ideally set on an elevated topography with unrivalled, far-reaching, views to Strangford Lough and a patchwork of open countryside across County Down with the Mourne Mountains visible on a clear day.

Extending to circa 0.67 of an acre, this unique building site comes with outline planning permission already in place to erect a detached dwelling with a ridge height, currently set at 6.5 metres.

As a very attractive addition, there is the opportunity to purchase extra lands to accompany the eventual dwelling: a paddock of circa 0.69 of an acre to the frontage of the site, and a paddock of circa 0.32 acres to the rear.

The busy market town of Newtownards, with its plethora of coffee shops, restaurants, pubs and independently owned stores, is within easy striking distance, also Comber, Bangor and Greyabbey are all easily accessible where schooling is well catered for with various options available at both primary and secondary levels. Newtownards, Kircubbin and Portaferry sailing clubs are close by for the water sports enthusiast. For the commuter, Belfast is within a 20 minute drive away.

All in all a unique opportunity which allows the successful purchaser to design and build a home in a desirable, semi-rural and easily accessible location. Please contact our Newtownards office on 02891 800700.

PLANNING STATUS

Current Outline Planning Approval - LA06/2020/0300/O - Proposed new detached dwelling – Approved 23rd March 2020. Copy of planning approval are available upon request from our Newtownards office.

PRICE

£195,000 (One Hundred and Ninety Five Thousand Pounds Sterling)

VIEWING

Viewing is by appointment through our Newtownards office.



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2020/0300/O**

Date of Application: **23rd March 2020**

Site of Proposed
Development: **35m NW of 259 Scrabo Road
Newtownards
BT23 4SN**

Description of Proposal: **Dwelling on a Farm**

Applicant:
Address: **Agent: Donaldson Planning LTD
Address: 50A High Street
Holywood
BT18 9AE**

Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

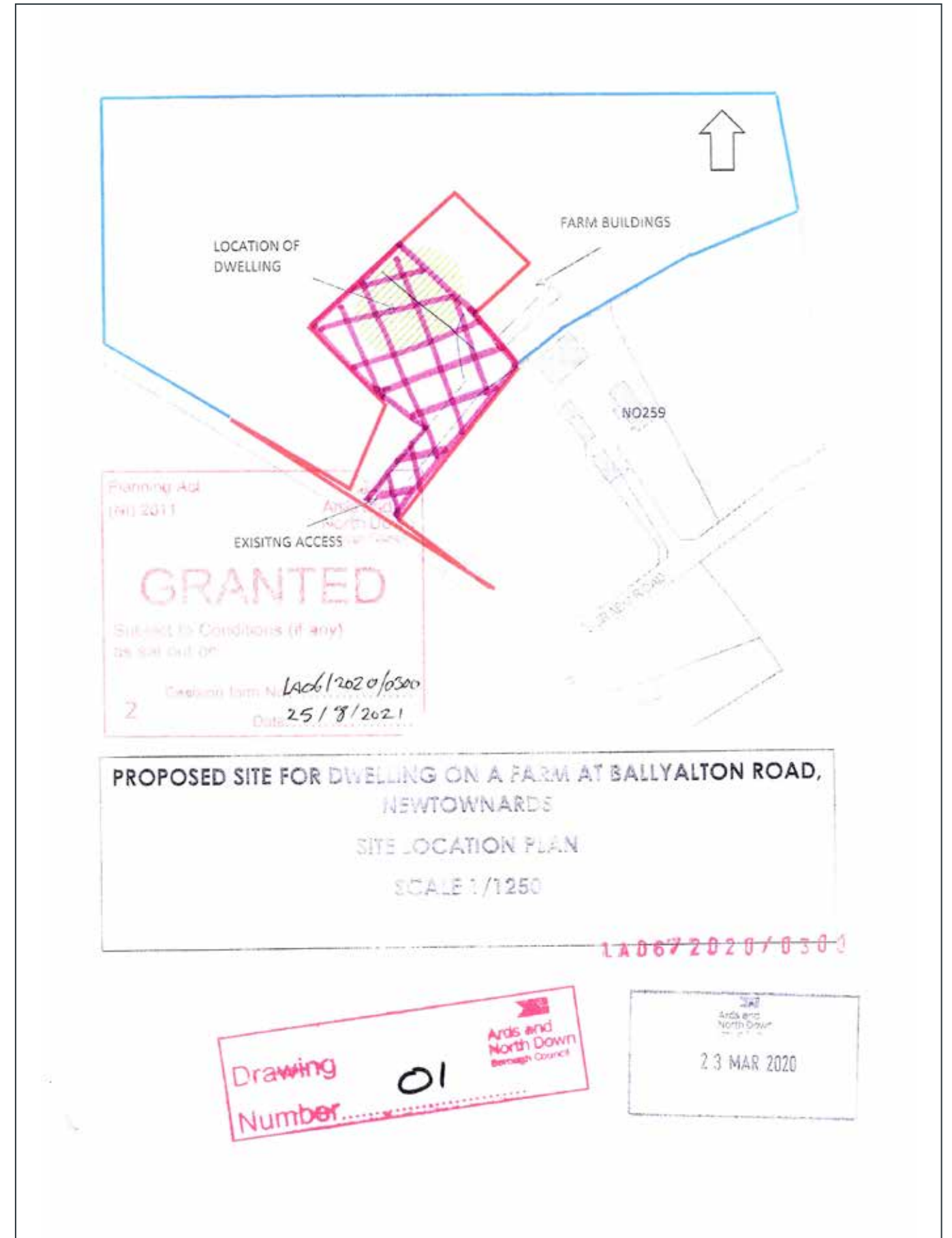
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission or;
 - ii. The expiration of a period of 2 years for the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011

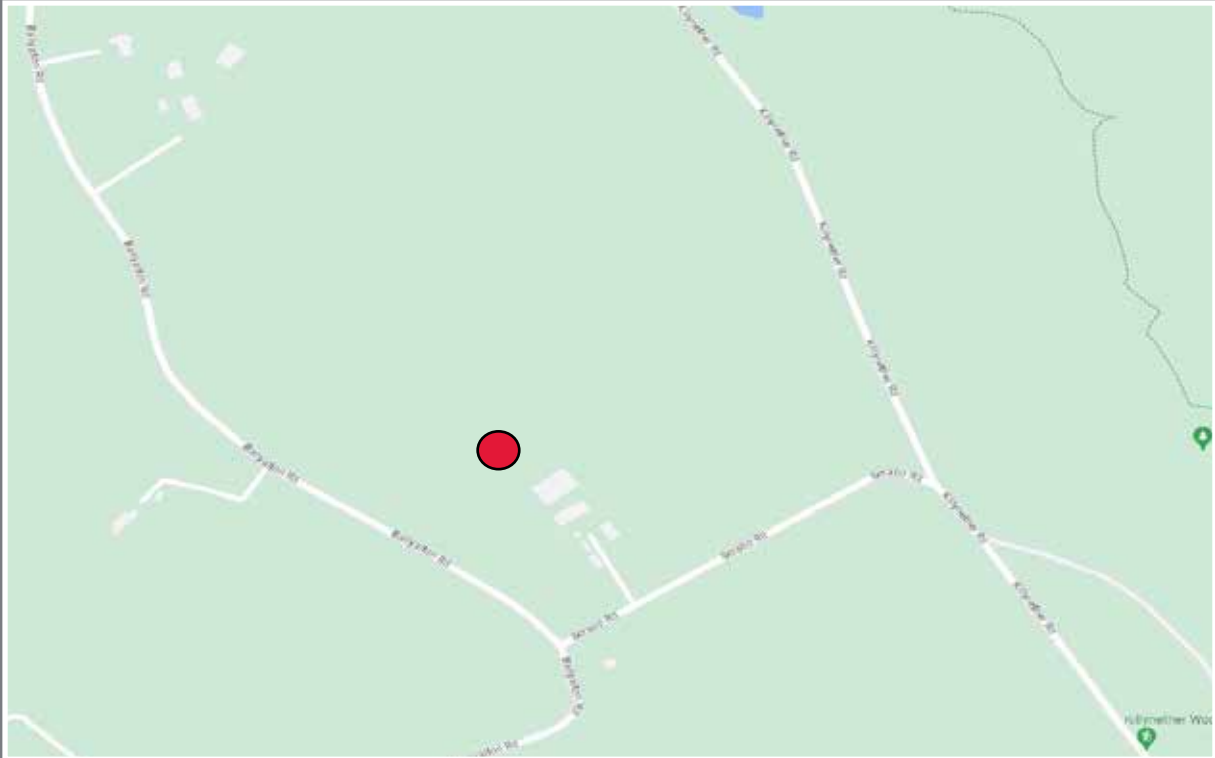
Application No. LA06/2020/0300/O

LA06





Location



The site is located 35m North West of 259 Scrabo Road. The access to the site is on the gravel lane from Ballyalton Road.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/H/23/AN



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