

**simonBRIEN**  
RESIDENTIAL

## Rockridge Farm Adjacent To 219 Bangor Road, Newtownards, BT23 7PH



Asking Price £440,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- A fantastic opportunity to purchase a small holding on the periphery of Newtownards
- C.1.5 acre Building Site with FPP for C. 3,250 sqft Contemporary New Build, designed by BGA Architects with views to Strangford lough and the Mournes
- The new build -'Array House' is very striking and offers an arrangement of pillars, full height glazing, Black timber cladding and Sedum roof
- C.14 Acres of agricultural lands suitable for hobby farming, equestrian purposes, or the rapidly developing tourism industry in Northern Ireland, subject to approvals
- Direct access onto the public path to Whitespots Country Park/ Lead Mines located to the rear of the parcel
- 19th century stone cottage with FPP for retention and refurbishment to current Building Control Standards
- Range of outbuildings included: two large barns, garage, three stables, old black smith's forge, and concrete yard
- Full Planning Permission for 'Array House' and the 19th century stone cottage available upon request
- Planning Reference: Ref: LA06/2022/1249/F
- Ideally located along the A21 between Newtownards and Bangor



## SUMMARY

The sale of 'Rockridge Farm' provides a unique opportunity to purchase a fabulous C.1.5 acre building site with Full Planning Permission to construct 'Array House', a C.3,250 sqft contemporary detached dwelling comprising a welcoming double height entrance hall, two large reception spaces – both with direct access to glazed afternoon and evening sun terraces, large south facing kitchen/ dining space with pantry and separate boot room/ utility, the principal bedroom is accompanied by dressing room and en suite facilities, there are three further double bedrooms, bedroom two also with en suite, and a main family bathroom.

'Array House' has been designed by the award winning 'BGA Architects', its elevations and modern interior layout are striking and feature an arrangement of pillars and full height glass elevations to take advantage of the breathtaking surrounding views across open countryside towards Strangford Lough, Scrabo Tower and the Mourne Mountains in the distance.

Also included with 'Array House' is a 19th century stone cottage with Full Planning Permission granted for refurbishment and a small collection of outbuildings which are to be retained for incidental purposes, which also include a garage, two large barns, three stables, old black smith's forge, and concrete yard – ideal for storing vehicles.

'Rockridge Farm' holds C.14 acres of agricultural lands bordering Whitespots Country Park and the Lead Mines to the rear of the parcel, where the lucky new owners will have direct access onto the public path, perfect for horse riding, walking, and mountain biking.

Enjoying a prime location on the edge of the busy shopping town of Newtownards and further, easy, access to Bangor via the A21 dual carriageway. Its location is undoubtedly one of convenience and is set well back from the Bangor Road, surrounded by open countryside and presents views towards Newtownards, Scrabo Tower, and Strangford Lough.

The agricultural lands may be of interest for those with equestrian or hobby farming pursuits, to tap into the rapidly developing tourism industry in Northern Ireland, whether the business is camping, country pursuits, glamping pods or providing an outdoor activity which blends into the countryside seamlessly, subject to relevant approvals.

Shopping and a vast range of stylish eateries, bars and boutiques are nearby within Newtownards and Bangor towns. The location also benefits from excellent commuter routes into Holywood, City Airport and Belfast. In addition, the lands are within easy striking distance to Strangford Lough and Bangor Marina for sailing/ water sports enthusiasts, Scrabo Tower and the Killynether Country Park, Helens Tower, Clandeboye Golf Course, Donaghadee and Groomsport.



**PLANNING**

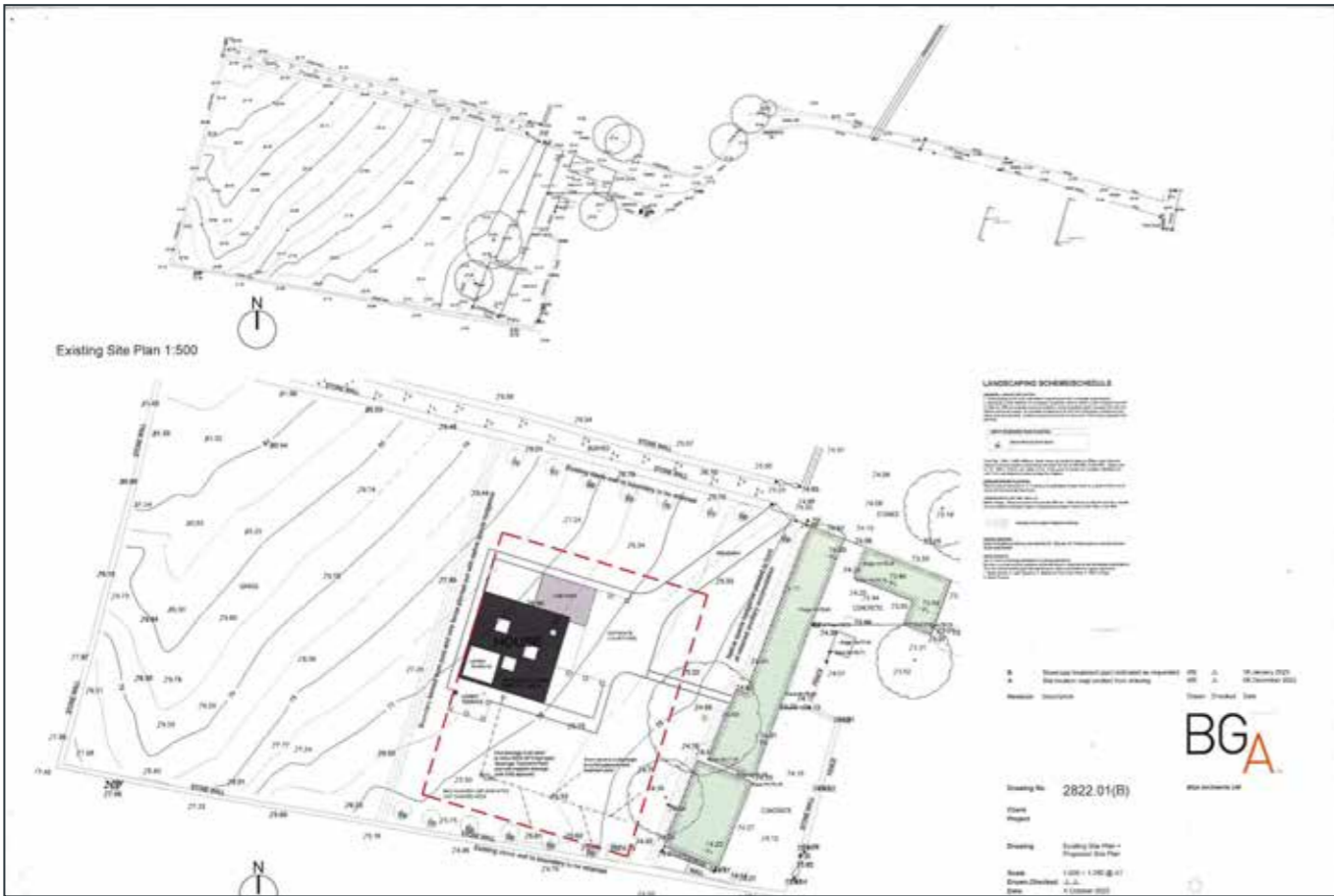
Full Planning Permission, granted, 8th January 2024, (Ref: LA06/2022/1249/F) for a replacement dwelling, with retention of existing cottage and outbuildings, to be used for purposes incidental to the enjoyment of the occupants of the new dwelling, 'Array House'.

To arrange a private viewing appraisal, please contact our Newtownards office on 02891 800700.

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|--|---|---|--|
| <p>ATM<br/>08<sup>th</sup> JAN 2024<br/>BGA Architects Ltd.</p>  |   | <p><b>Ards and North Down Borough Council</b></p>   |  |
| <p>INC BY<br/>MB</p>   | <p>AUT BY<br/>MB</p>  | <p>JOB NO<br/>2822</p>                              |  |
| <p><b>PLANNING PERMISSION</b></p>  |   |   |  |
| <p><b>Planning Act (Northern Ireland) 2011</b></p>   |   |   |  |
| <p>Application No: <b>LA06/2022/1249/F</b></p>   |   | <p>Date of Application: <b>13 December 2022</b></p> |  |
| <p>Site of Proposed Development:</p>   | <p><b>100m West of 219 Bangor Road Newtownards BT23 7PH</b></p>   |   |  |
| <p>Description of Proposal:</p>  | <p><b>Replacement dwelling, with retention of existing buildings to be used for incidental purposes</b></p>   |   |  |
| <p>Applicant:<br/>Address:</p>   | <p>Agent: <b>Matthew Beers</b><br/>Address: <b>BGA Architects Ltd</b><br/><b>OS6</b><br/><b>Sketrick House</b><br/><b>Jubilee Road</b><br/><b>Newtownards</b><br/><b>BT23 4YH</b></p> |   |  |
| <p>Drawing Ref: 01A, 02, 03, 05 &amp; 06.</p>  |   |   |  |
| <p>The Council in pursuance of its powers under the above-mentioned Act hereby</p>   |   |   |  |
| <p><b>GRANTS PLANNING PERMISSION</b></p>   |   |   |  |
| <p>for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:</p>   |   |   |  |
| <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> |   |   |  |
| <p>2. All hard and soft landscape works shall be carried out in accordance with Drawing No 02. All new planting shall be permanently retained and shall be</p>   |   |   |  |
| <p>LA06/2022/1249/F</p>  | <p>LA06</p>   | <p>Page 1 of 3</p>                                  |  |

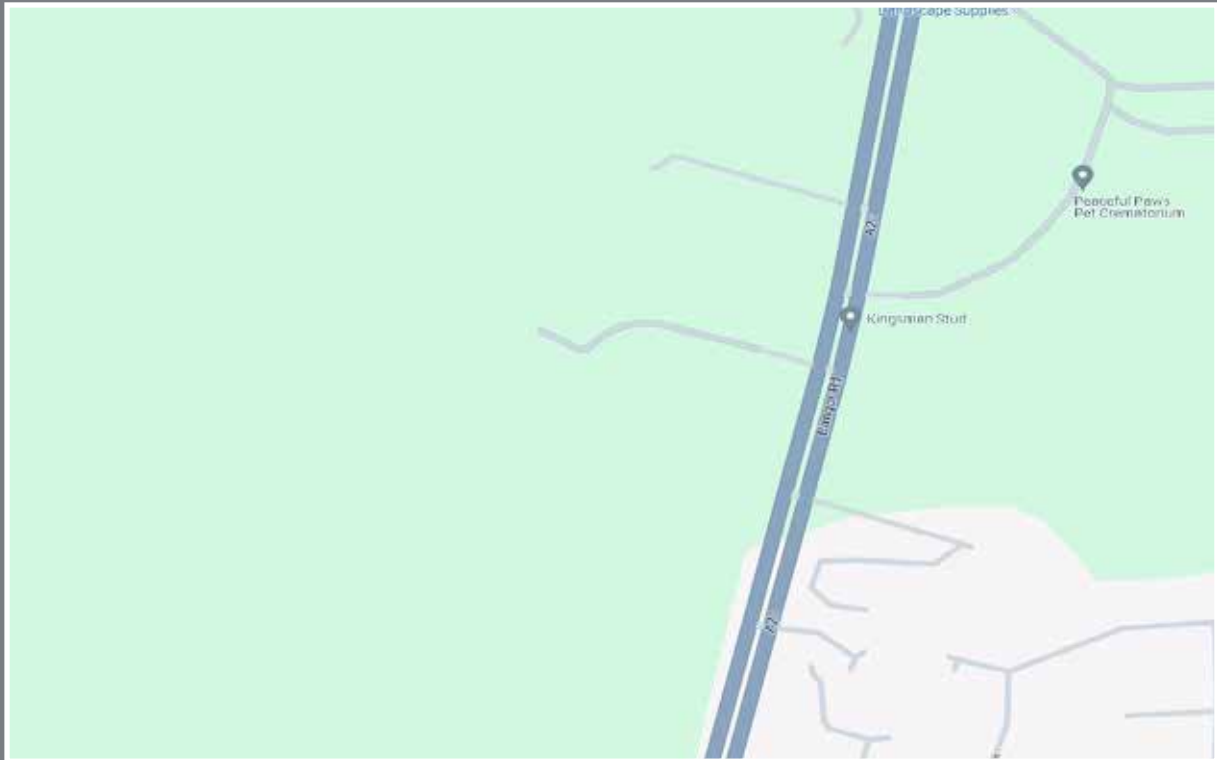








# Location



LOCATION: Rockridge Farm is located along the A21 main road between Newtownards to Bangor.

## 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](http://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/G/24/AN



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