

simon**BRIEN**
RESIDENTIAL

Building Site At
Ballyrobert Road,
Crawfordsburn, BT19 1JP



Asking Price £197,500

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Generous Site With Full Planning Passed For A Detached Family Home
- The Site Extends to Approximately 0.25 Acres In Total
- Road Frontage Onto And Own Driveway From Ballyrobert Road
- Road frontage onto Ballyrobert Road
- An Ideal Opportunity For Both Private Individuals And Developers Alike To Build Their Dream Home
- 230 sqm (2475sqft) Two Storey, Three Bedroom House
- Located In A Highly Regarded Location Within Close Proximity To Helens Bay, Bangor & Belfast
- Planning Ref. No. LA06/2017/0037/F - Approved 17th January 2021P

SUMMARY

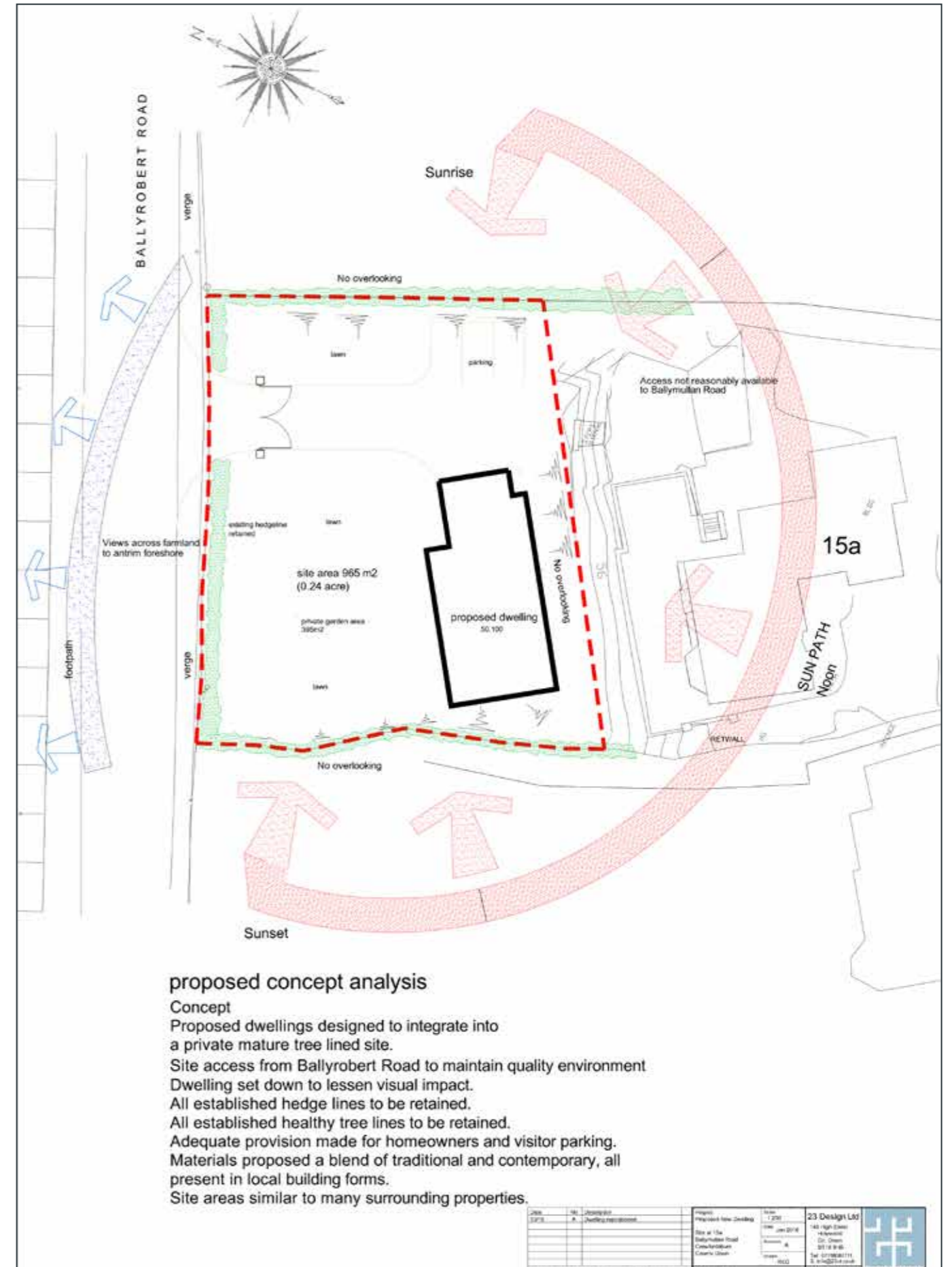
Building Site North Of 15a Ballymullan Road, Crawfordsburn, BT19 1JG, accessed off own driveway on Ballyrobert Road.

Entering off the Ballyrobert Road you'll realise the special character and charm this property has on offer. From the dwelling footprint the site sits amidst a mature trees and shrubs, many within the boundary of this generous plot.

The location provides easy access to the Crawfordsburn Village just minutes' walk away and easily commutable to Bangor, and Belfast Cities.

This is an excellent opportunity to purchase a building site for a single dwelling with full planning approval. The house will extend to approximately 2475sqft.

Rarely does a building plot of this calibre become available on the open market.





52.905
proposed south east elevation

52.905
50.100
proposed south west elevation

DECKING
58.220

Schedule of Finishes
Mid Grey Trocal Roof with part moss finish
Light coloured render and treated larch planking
Black double glazed composite windows

Date	No.	Description	Project	Scale	Author
			Proposed New Dwelling	1:100	23 Design Ltd
			Site at 15A Ballymullan Road, Crawfordsburn, County Down	Jan 2018	Mid High Street, Newcastle, Co. Down, BT16 9BB
					Phone: 0171 888 0111, 0171 888 0111
					23DESIGN ARCHITECTURE

Appeal Decision

Planning Appeals Commission

Park House
87/91 Great Victoria Street
BELFAST
BT2 7AG
T: 028 9024 4710
F: 028 9031 2536
E: info@pacni.gov.uk

Appeal Reference: 2019/A0222
Appeals by: [Redacted]
Appeal against: The refusal of full planning permission.
Proposal: Proposed erection of 1 No. 2-storey flat roofed dwelling and associated site works including new vehicular access onto Ballyrobert Road.
Location: Site adjacent to and north of 15A Ballymullan Road, Crawfordsburn
Planning Authority: Ards and North Down Borough Council.
Application Reference: LA08/2017/0037/F.
Procedure: Hearing on 17 September 2020.
Decisions by: Commissioner Pauline Boomer, dated 27 January 2021.

Decision

1. The appeal is allowed and full planning permission is granted, subject to the conditions set out below.

Reasons

2. The main issues in this appeal include:

- the impact of the development on the character of the area and the pattern of development within; and
- the introduction of a new access onto the Protected Route and its impact on visual amenity and road safety.

3. Section 45 (1) of the Planning Act (NI) 2011 requires the Commission, in dealing with an appeal, to have regard to the local development plan, so far as material to the application, and to any other material considerations. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) was declared unlawful by the Court of Appeal on 18th May 2017. As a result of this, the North Down Area Plan 1984-1995 (NDAP) operates now as the statutory development plan for the area with draft BMAP remaining a material consideration in the determination of the appeal. In both NDAP and dBMAP, the appeal site is located within the Settlement Development Limit (SDL) of the village of Crawfordsburn, located just outside the proposed Area of Village Character (AVC) in dBMAP.

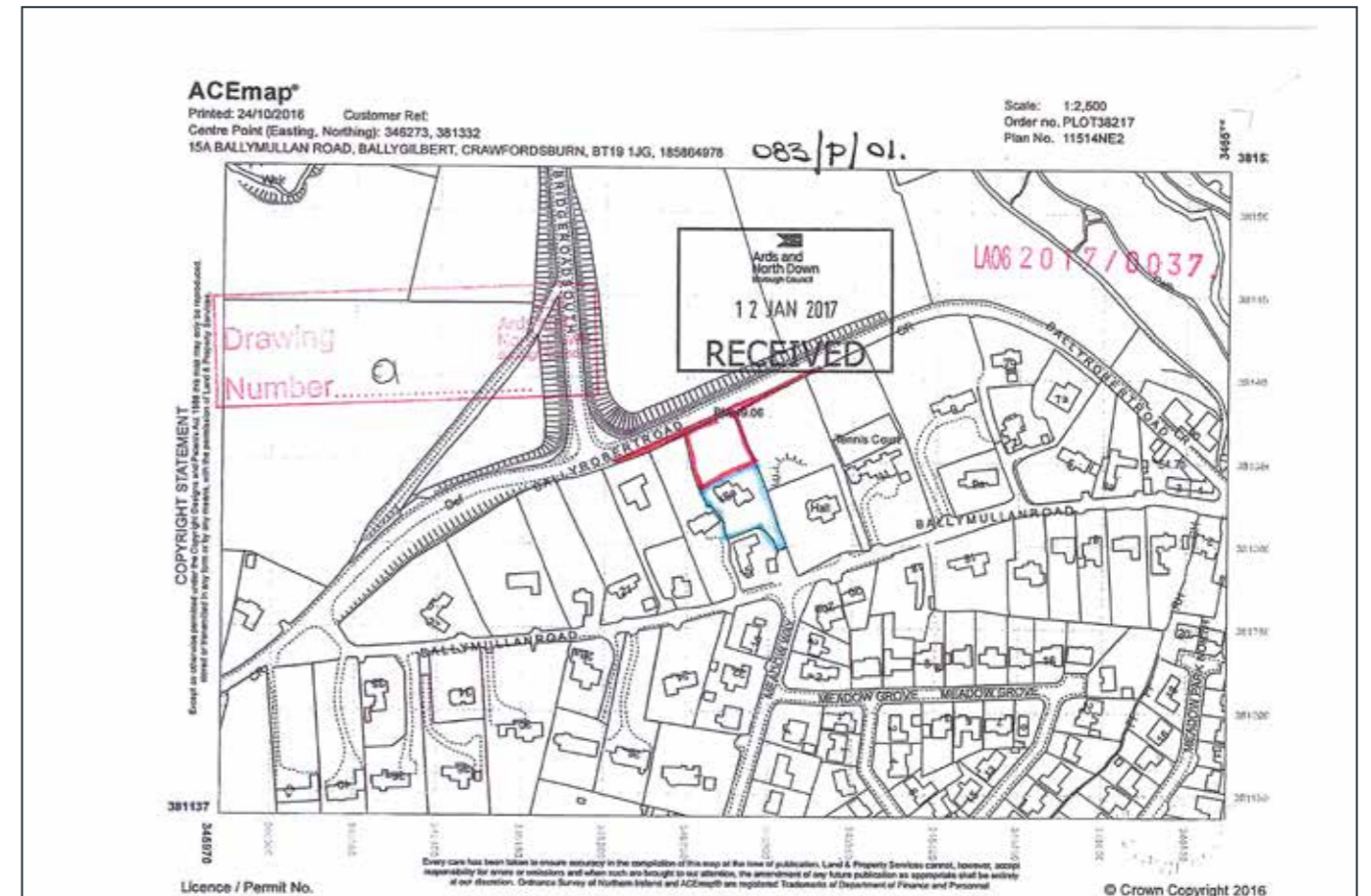
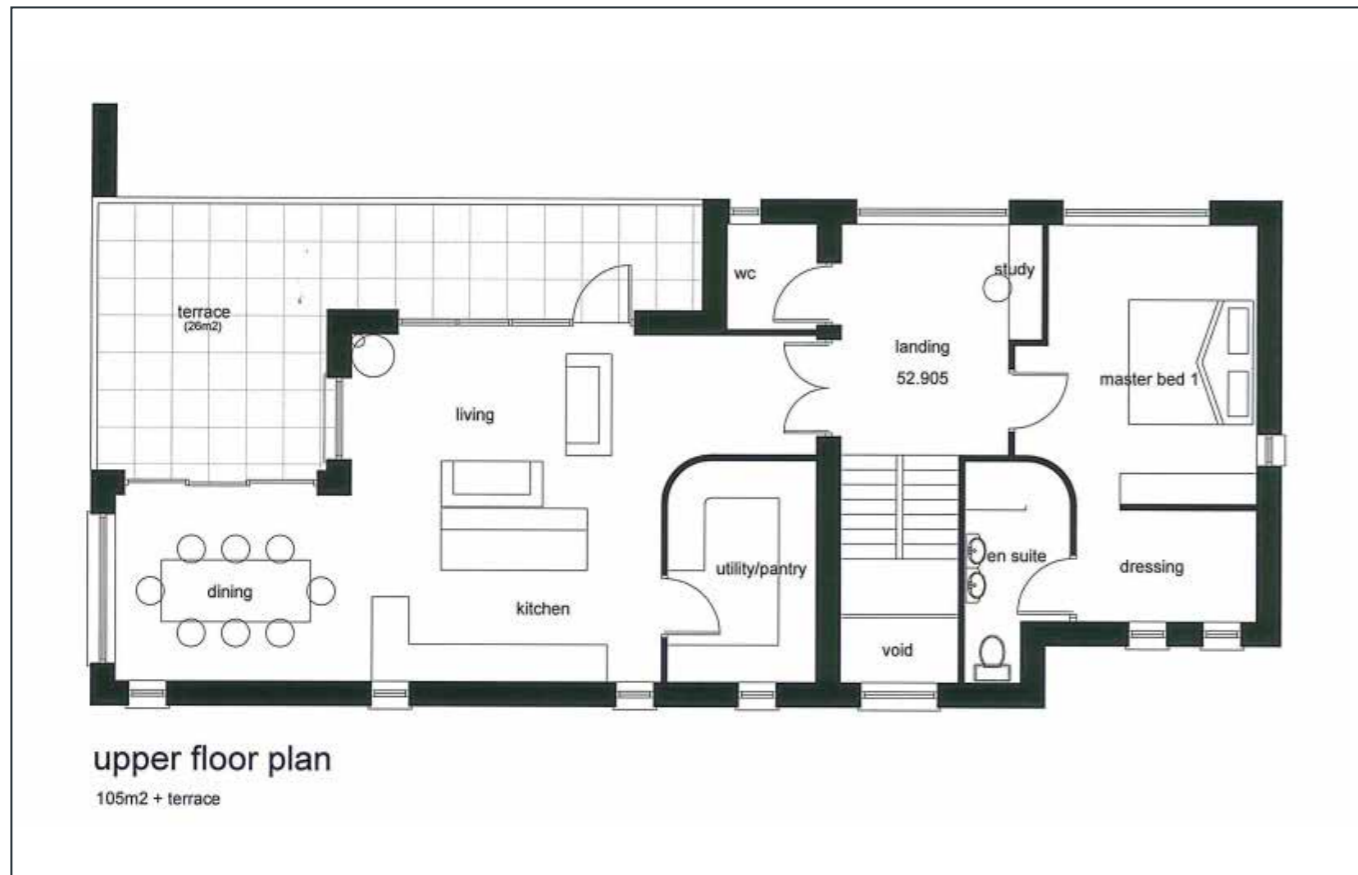
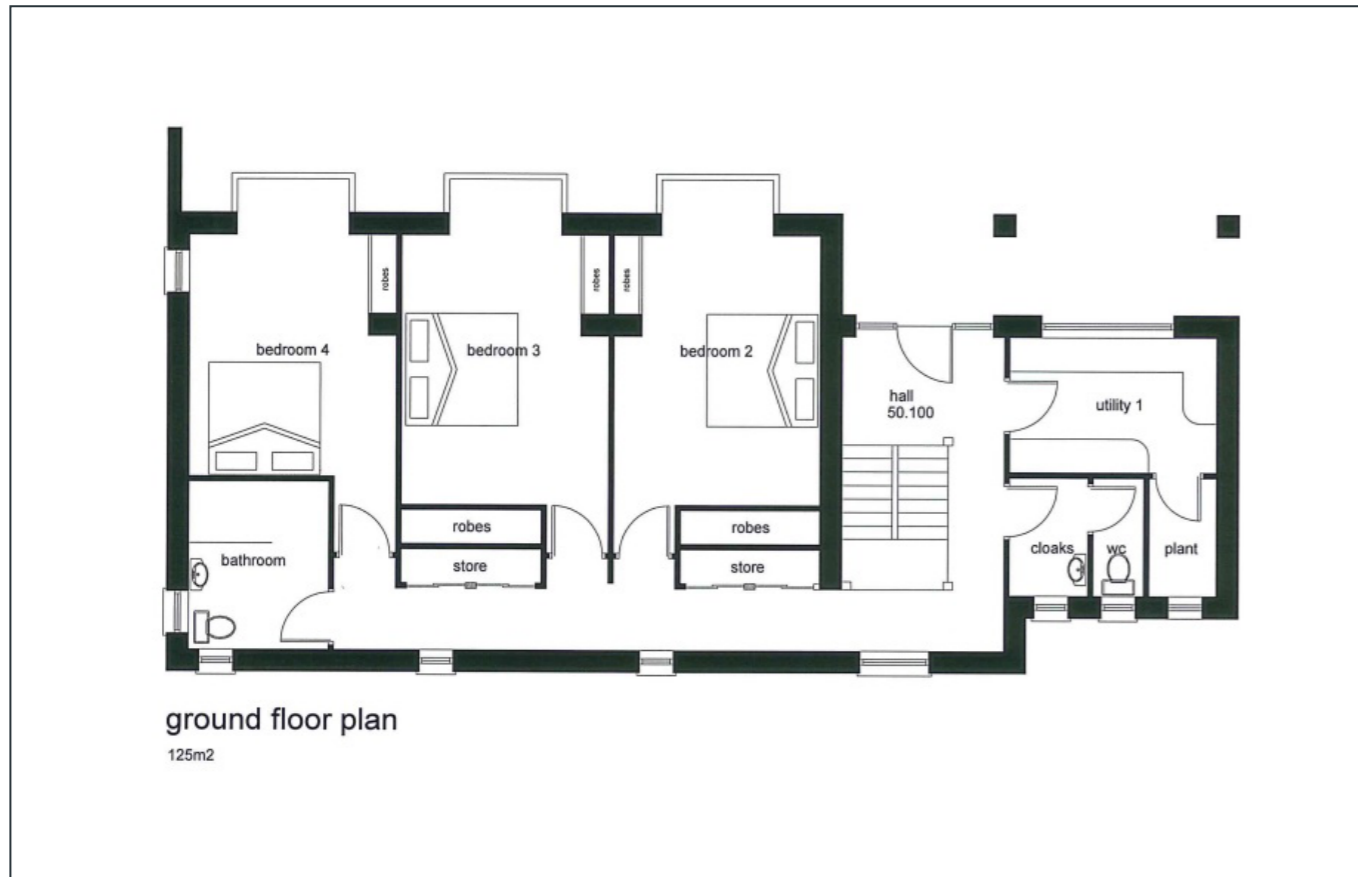
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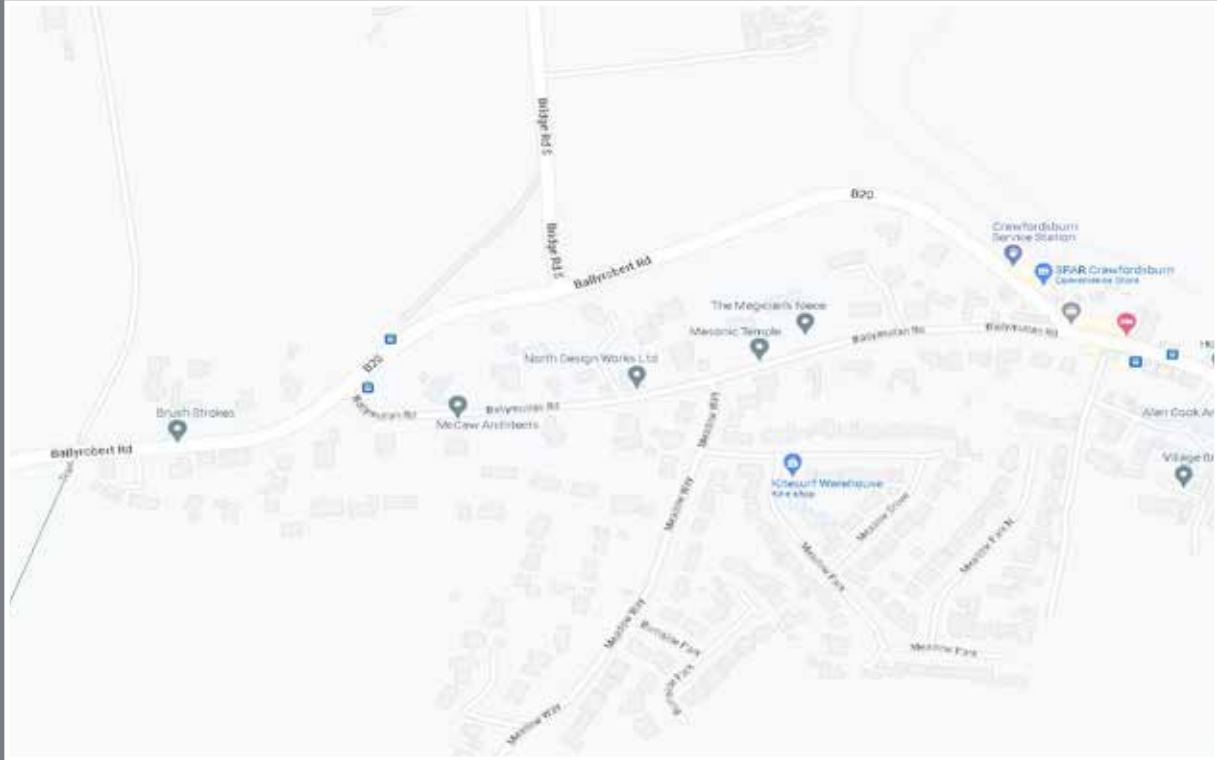
Obscured glass

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					Phone: 0171 888 0111, 0171 888 0111
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Location



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Lettings Department

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REF: SHJD/G/23/AN



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