



Quarter Road, Kircubbin,

**Offers in the region of
£300,000**



Reeds Rains

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Quarter Road, Kircubbin, Cloughey, County Down

Offers in the region of £300,000

DEVELOPMENT OPPORTUNITY

Prime development site of c. 3 acres with outline planning permission for 9 detached dwellings. LOCATION

The subject site is in on the Quarter Road, Kirkistown which is on the Ards Peninsula, the east coast of Northern Ireland, within, County Down. The site is located approximately 15 miles from the town of Newtownards, 19 miles from Bangor and c.28 miles from Belfast.

SITE DESCRIPTION The site being offered to the market has a total area of 3 acres approx. Outline Planning permission is currently passed for 9 units however the site may be capable of accommodating additional dwellings subject to planning. PLANNING PERMISSION A copy of the planning permission is available on request (application No. LA06/2016/0131/O).

PRICE Offers are invited in the region of £300,000. FURTHER INFORMATION For further information regarding the site or if you would like to discuss its development potential in further detail then please contact Ryan at our Newtownards office on (028) 9181 4144 or email us at Newtownards@reedsrains.co.uk.

GOOGLE EARTH VIEW

PROPOSED SITE LAYOUT

SITE BOUNDRY

KIRKISTOWN CASTLE GOLF CLUB

This superb links golf course is within walking distance.

CLOUGHEY BEACH

The village's sandy beach makes a superb spot to spend a sunny day; paddling, playing tennis and in the playpark with the little ones. It is easily accessed by visitors of all ages and levels of mobility thanks to recently installed boardwalks, accessed at the northern and southern ends of the beach. Visitors can reach the shoreline without trampling the dunes or disturbing their rare and valuable plant life. A decked rest area provides the perfect vantage point to enjoy breathtaking views over the coast. The boardwalk is also popular with walkers. There is a diverse and sensitive environment at Cloughey, in particular at the sand dunes, which are a Designated Area of Special Scientific Interest.

NEWTOWNARDS

Within a 25-30 minute drive from the Subject Site.

MOUNT STEWART

Mount Stewart is a 19th-century house and garden in County Down, Northern Ireland, owned by the National Trust. Situated on the east shore of Strangford Lough. This is within a short drive of the subject site.

GREYABBEY

Within a 15 minute drive.

PORTAFERRY

Within a 10 minute drive.

Personal Interest - Relative/Associate

Within the meaning of the Estate Agency Act 1979, the seller of this property is related to an employee of the Reeds Rains Estate Agents.

Planning Permission

Planning permission may be possible, but this has not been investigated and no warranty is implied.

Personal Interest

Within the meaning of the Estate Agency Act 1979, the seller of this property is related to an employee of LSL Property Services Plc.



For full EPC please contact the branch

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

