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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



150m West of 82 Newtownards Road
Greyabbey, BT22 2QT

GUIDE
PRICE

£200,000

A unique freehold building site set on an elevated position commanding stunning views over Strangford Lough.

The site, set back from the country road about 200m, has received full planning permission for a substantial detached bungalow extending to circa 3000ft² with double garage. Foundations have been dug, concrete poured and inspected by building control to maintain the planning permission.

The site extends to about 1/2 an acre and is approached by a laneway to be constructed by the purchaser from the country road to the site with the necessary site lines all of which are in the ownership of the vendors. The site will enjoy the benefit of a legal right of way over the laneway.

The site is located in a declared area of outstanding natural beauty and undoubtedly must be one of a very limited few set on the shores of the Lough that is still available.

Viewing Strictly By Appointment With Agent

27 Castle Street, Comber, Co Down BT23 5DY

Email: info@timmartin.co.uk

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APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2015/0922/F**

Date of Application: **7th December 2015**

Site of Proposed
Development:

**150 metres west of 82 Newtownards Road
Greyabbey**

Description of Proposal:

**Retention of approved farm dwelling in non compliance
with Planning Condition 03 (Agricultural Occupancy) of
Planning Approval ref X/1998/0379**

Applicant:
Address:



Agent:
Address:

Drawing Ref: 01

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

GRANTS 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. This decision is issued under Section 54 of the Planning Act (NI) 2011 and is effective from the date that this permission is issued.

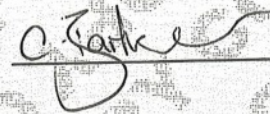
Reason: Time Limit

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Dated: 2nd March 2016

Authorised Officer



RECEIVED
Ards and North Down Borough Council
- 27 DEC 2015
File No. 2015/0922

Planning Act (NI) 2011
GRANTED
Subject to Conditions (if any) as set out on
Decision form No. 15/0922/4
Date 2/3/16

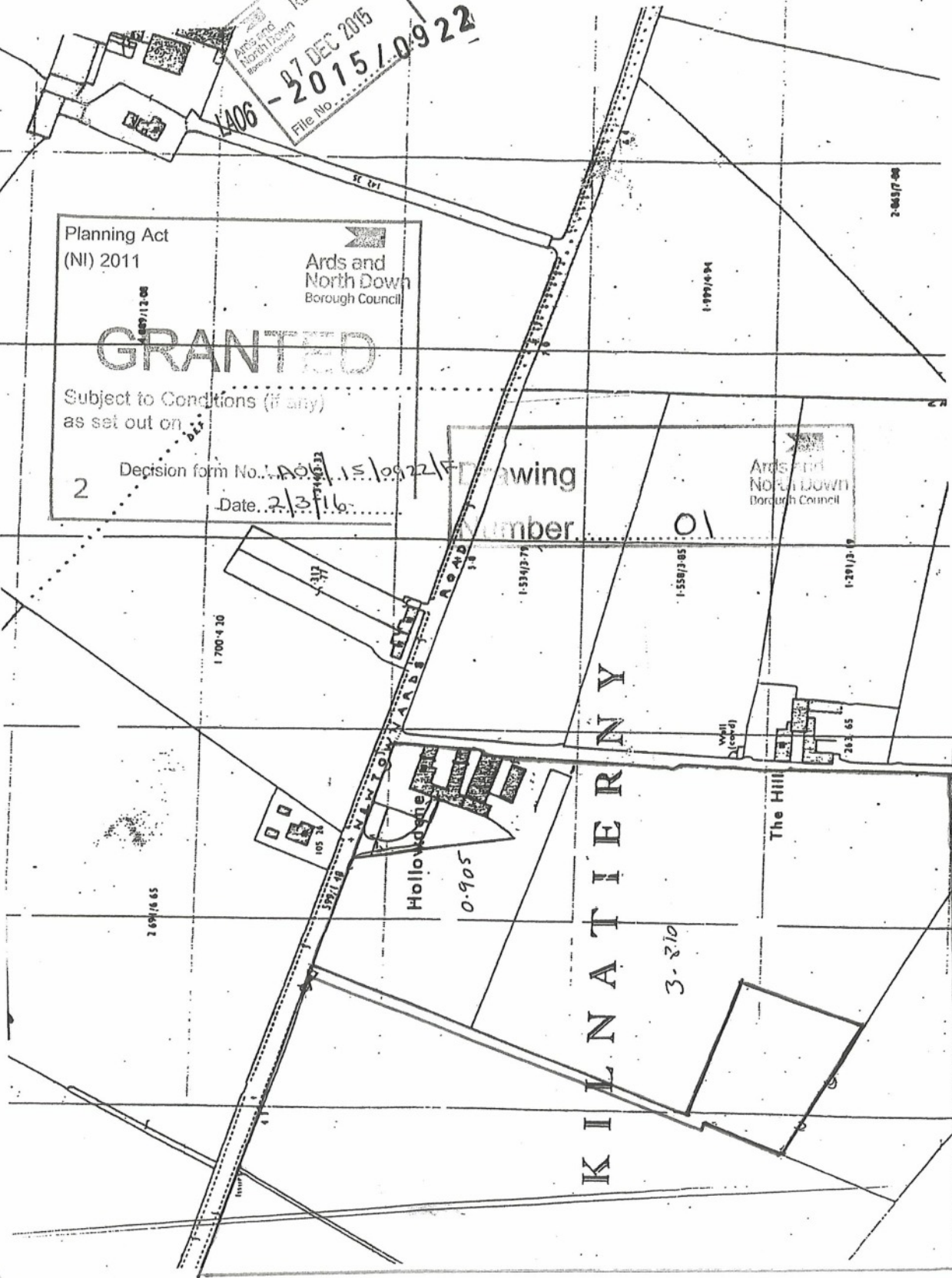
Ards and North Down Borough Council

Ards and North Down Borough Council

KILNATIERNY

Hollowdene

The Hill



BR10
21/11/2003



ARDS BOROUGH COUNCIL

Burgh Council o the Airds, Newton an Blathewick

2 Church Street, Newtownards, County Down, BT23 4AP
Tele 028 9182 4033/4
Fax. 028 9181 9628
Email: building@ards-council.gov.uk

PLAN NO.	BR/2003/0371/
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Notice of Passing of Building Regulations Plans

THE BUILDING REGULATIONS (NI) ORDER 1979 (as amended) THE BUILDING REGULATIONS (NI) 2000

Name and address of applicant <div style="border: 1px solid black; height: 60px; width: 150px; margin: 10px 0;"></div>	Location of proposed development Adj 80 Newtownards Road Greyabbey NEWTOWNARDS County Down BT22 2QJ
Description of proposal New Dwelling - Private	Date of deposit of plans 29/07/2003
<p>The Council hereby give you Notice pursuant to Article 13 of the Building Regulations (Northern Ireland) Order 1979 (as amended), that the said plans have been approved.</p> <p style="text-align: center;">Dated 20/11/2003</p> <p>Signed <u><i>R. Shields</i></u> for Town Clerk and Chief Executive</p>	

ADVISORY NOTES

1. Attention is drawn to the requirements of Regulation A11, of the Building Regulations (NI) 2000, to submit to the Council at appropriate times, the enclosed notice relating to commencement, certain stages, and the completion of the work.
2. If the work to which the plans relate has not been commenced within three years of their deposit with the Council, then under Article 19 of the Building Regulations (Northern Ireland) Order 1979 (as amended), the Council may, by notice in writing, declare the said plans to be of no effect.
3. In accordance with the Building (Prescribed Fees) Regulations 1997, the Council is empowered to charge an Inspection Fee when the relevant work is commenced. The Council will issue an account after the first inspection of the work has been made.
4. The passing of these plans operates only for the purposes of the requirements of the Building Regulations (NI) 2000 and does not operate as an approval for any other statutory provision whatsoever. Please note particularly that planning permission should be obtained, if it is required, before work commences.

Ards and North Down Borough Council
Town Hall, The Castle
Bangor, BT20 4BT

0300 013 3333
enquiries@ardsandnorthdown.gov.uk
www.ardsandnorthdown.gov.uk

Stephen Reid
Chief Executive



BR/2003/0371/

18 November 2020



Dear Sir/Madam

RE: New Dwelling - Private
Adj, 80 Newtownards Road, Greyabbey, Co. County Down, BT22 2QJ

Thank you for your correspondence of 18 November 2020.

The application was approved, and 'Notice of Passing of Building Regulations Plans' issued on 22/11/2003.

We can confirm that the following inspections were carried out by this office and recorded as Compliant:

10/09/2003 - Commencement
11/09/2003 - Foundations- excavation
12/09/2003 - Foundations - excavation
22/09/2003 - Foundation - concrete.

We hope this is sufficient for your needs and If we can be of further assistance please feel free to contact this office.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Richard McCracken".

Richard McCracken
Building Control Services Manager





VIEWING

By Appointment with Agent



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Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



RICS