

simonBRIEN
RESIDENTIAL

Building Site At
12a Ballyalton Road,
Newtownards, BT23 5AB



Offers Around £175,000

Telephone 02891 800700
www.simonbrien.com

KEY FEATURES

- Beautiful building site of circa 0.9 of an acre
- Very rare opportunity within this highly sought after countryside location
- Outline planning permission granted for replacement dwelling
- Mature, elevated setting surrounded by mature trees and hedging
- Views stretching over the rolling hills of County Down countryside
- Access off Ballyalton Road via an existing entrance
- Water and electricity are both convenient to the building site
- Planning permission documents available on request
- Planning Permission reference: LA06/2018/0755/O.

SUMMARY

Have you ever dreamt of building your very own Grand Design? Simon Brien Residential take great pleasure in presenting this fantastic opportunity build your own home.

Commanding stunning views over a patchwork of farmland, the subject building site, circa 0.9 of an acre, gracefully rests on top of a drumlin behind one of Northern Ireland's best known landmarks, Scrabo Tower. The lucky new owners will be able to avail of this beautiful countryside location, while benefiting from a few minutes' drive to the bustling market towns of Newtownards and Comber. Travelling to Belfast, Ballyhackamore, City Airport and Holywood is very palatable. Meaning schooling is well catered for also due to the very handy location.

Outline planning permission has been successfully granted for the replacement of an existing dwelling, with a ridge height of 6 meters above finished floor level.

We feel interest levels are likely to be high, so please do act accordingly.

Note: The CGI images are being used for illustration purposes only.



Location



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/A/20/AN



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.