

'Rockridge Farm',
219 Bangor Road,
Newtownards, BT23 7PH



Offers Around £455,000

Telephone 02891 800700
www.simonbrien.com

SUMMARY

"Rockridge Farm" enjoys a prime location on the edge of the busy shopping town of Newtownards, and offers easy access to Bangor via the A21 dual carriageway. Its location is undoubtedly one of convenience and further offers close proximity to the existing development zone of Newtownards. The current development boundary is expected to move towards the subject lands on offer, therefore as selling agents, we feel this unique sale presents superb future investment potential to become development land in the not too distant future. Surrounding land uses are currently in farmland with primarily low density housing. Being so close to the existing development zone boundary, the subject lands will undoubtedly be of interest to property developers wishing to bank possible future development land to capitalise on. The land may also be of interest for those seeking land 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, or is involved with wildlife or farm animals, subject to relevant approvals. There is a wealth of amenities in close proximity. Neighbourhood shopping and a vast range of stylish eateries, bars and boutiques are nearby with Newtownards and Bangor towns. The area benefits from excellent commuter routes into Belfast City Centre. In addition, the lands are within close proximity 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

DESCRIPTION

Within this important sale comprises a unique holding of C. 23 acres of agricultural lands, including C. 9 acres of country park land bordering the Whitespots Country Park to the rear of the parcel.

Future investment potential to become development lands in the future, subject to current Newtownards development zone being extended.

Accessed off the A21, main dual carriageway connecting Newtownards to Bangor.

A fantastic building site with Outline Planning Permission granted for a detached dwelling and offers stunning views over Newtownards, Scrabo Tower, Strangford Lough and the Mourne in the distance. The site also inculcates a range of associated farm buildings – three corrugated barns, two stores, garage, stone cottage, three stables, large concrete yard and the original blacksmith forge which serviced the Lead Mines. There is legal pedestrian access onto the public path leading to Whitespots Country Park.

PLANNING

Outline Planning Permission was granted on 24th January 2020 (Ref: LA06/2019/0017/O) for a replacement dwelling, with retention of old dwelling to be used for purposes incidental to the enjoyment of the occupants of the new dwelling.

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA06/2019/0017/O

Date of Application: 10th January 2019

Site of Proposed
Development:

**Lands approximately 100m West of No. 219 Bangor Road,
Newtownards,
BT23 7PH.**

Description of Proposal:

**Proposed site for a replacement dwelling, with retention of
the old dwelling to be used for purposes incidental to the
enjoyment of the occupants of the new dwelling.**

Applicant: Colin Garrett

Agent: Donaldson Planning Limited

Address: No. 219 Bangor Road,
Newtownards,
BT23 7PH.

Address: No. 50A High Street,
Holywood,
BT18 9AE.

Drawing Ref: 01B.

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

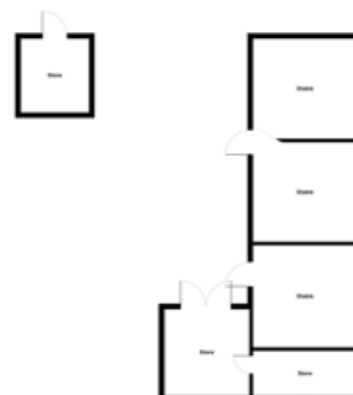
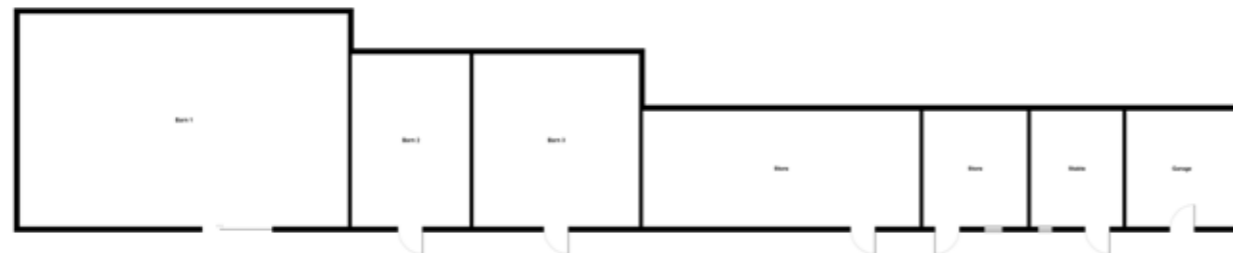
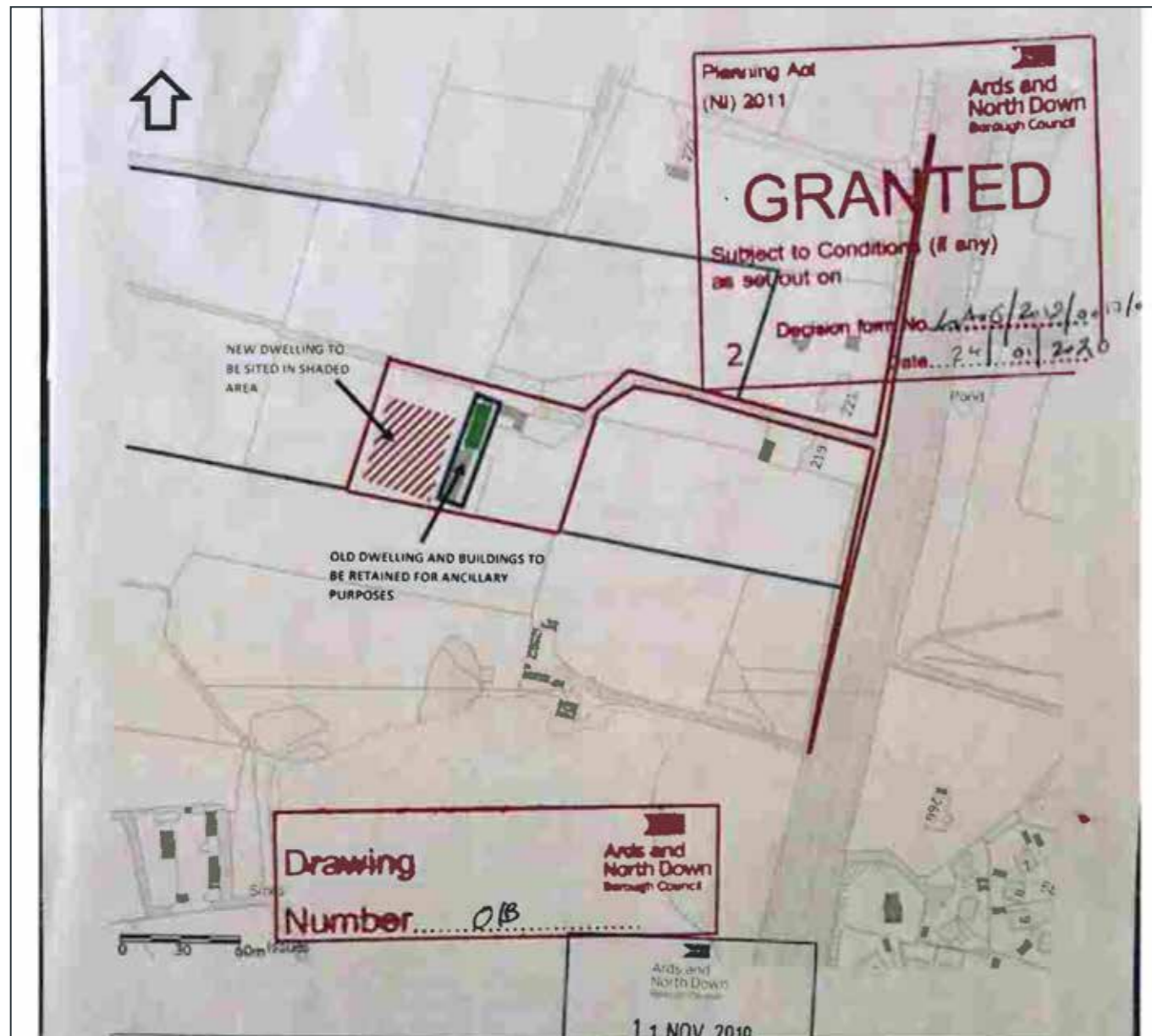
GRANTS PLANNING PERMISSION

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. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

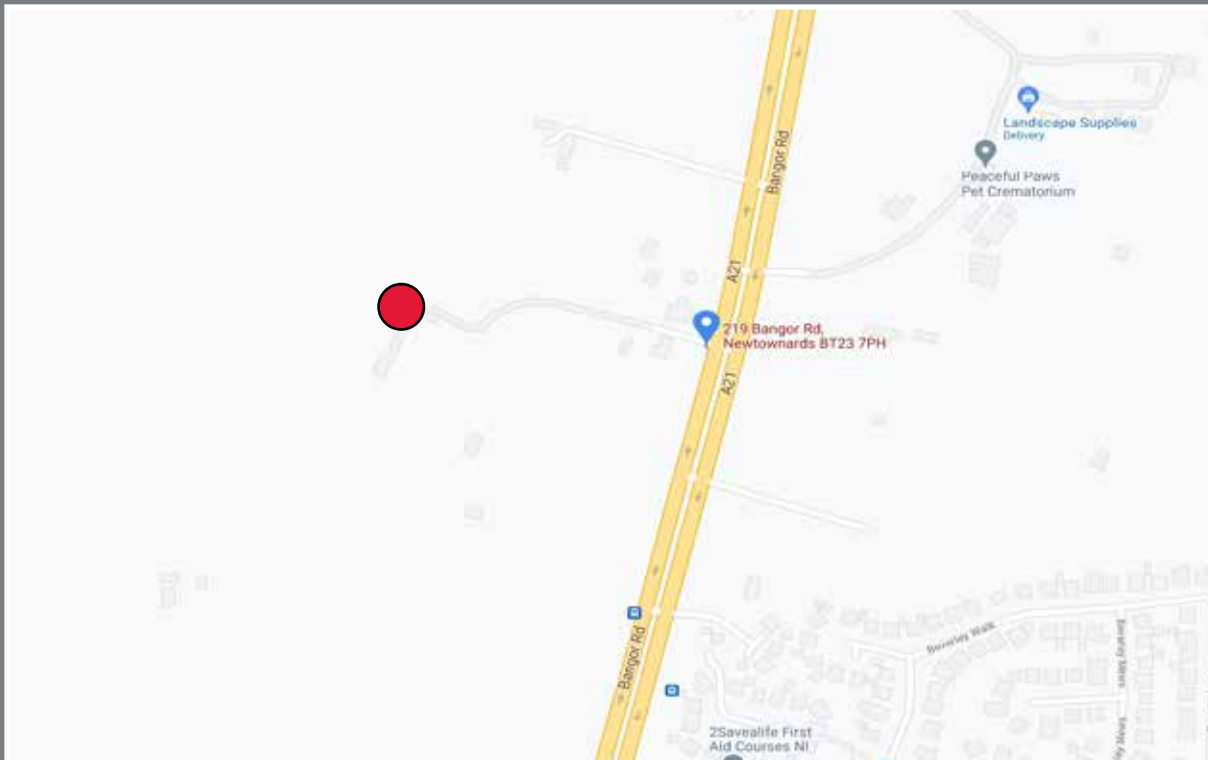
Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Except insofar as expressly conditioned below, Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters").





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/G/21/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.