

**For Sale - Three Exceptional Seafront Sites As
One Or Three Lots**
115a, 117 and 117a Station Road,
Craigavad, BT18



LOT 1 – SITE @ 115A STATION ROAD, CRAIGAVAD	£500,000
LOT 2 – SITE @ 117 STATION ROAD, CRAIGAVAD	AGREED
LOT 3 – SITE @ 117A STATION ROAD, CRAIGAVAD	£600,000

Telephone 02890 428989
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INTRODUCTION

The sale of these prime waterfront sites represents one of the few remaining opportunities to acquire an undeveloped site on the North Down coastline between Cultra and Helen's Bay.

These superb sites offer extensive frontage with direct access to the coastal path and command uninterrupted views across Belfast Lough stretching from Belfast, along the County Antrim shoreline, to Scotland.

In recent years, some of the finest contemporary and traditionally designed new homes in Northern Ireland have been built in the North Down area which would be at the pinnacle of the Northern Ireland housing market. The continued confidence in this most exclusive residential area has also underpinned house values.

Whilst the tree lined Station Road provides a most attractive approach to this coastal site, the location could not be more convenient with coastal walks literally on your door step extending to Holywood, Helen's Bay and Bangor. Royal North of Ireland Yacht Club and Royal Belfast Golf Club are also within walking distance.

For the commuter, Holywood is only five minutes away, Bangor 10 minutes, and Belfast approximately 15 minutes.

The nearby railway halt also provides a regular service to Belfast and Bangor, and Belfast City Airport is within 10 minutes drive.

All in all, a unique opportunity to acquire an exceptional waterfront building site in the highly sought after North Down area.

PLANNING STATUS

The most recent Planning Consents are as follows:

Lot 1 – 115a Station Road – Circa 0.5 acres
Renewal of outline approval reference W/2013/0206/O for one private house
Planning Ref: LA06/2016/0675/O
Date of Approval: 1st February 2017

Lot 2 – 117 Station Road – Circa 0.65 acres
Replacement for one private dwelling
Planning Ref: W/2006/0390/O
Date of Approval: 14th October 2006

Lot 3 – 117a Station Road – Circa 0.5 acres
Renewal of outline approval reference W/2013/0207/O for one private house
Planning Ref: LA06/2016/0683/O
Date of Approval: 1st February 2017

A copy of the associated drawings, site maps are available on request.

PRICE

Lot 1 – Offers Around £500,000
Lot 2 – Offers Around £650,000
Lot 3 – Offers Around £600,000

FURTHER INFORMATION & VIEWING

Please contact our North Down office on 028 9042 8989 for further information and to arrange a viewing.

LOT 1 – SITE @ 115A STATION ROAD, CRAIGAVAD



VIEW FROM LOT 1 – SITE @ 115A STATION ROAD, CRAIGAVAD



LOT 2 – SITE @ 117 STATION ROAD, CRAIGAVAD



VIEW FROM LOT 2 – SITE @ 117 STATION ROAD, CRAIGAVAD



LOT 3 – SITE @ 117A STATION ROAD, CRAIGAVAD



VIEW FROM LOT 3 – SITE @ 117A STATION ROAD, CRAIGAVAD



01 JUL 2016

File No.....

Flat Rock

Sand & Shingle

STATION ROAD

Spreads

HWMNT

601

115a

65

Drawing Number.....

Ards and North Down Borough Council

LA062016/0675

Flat Rock

STATION ROAD

Sand & Shingle

HWM MT

Spreads

101

65

145b

17

RECEIVED

Ards and North Down Borough Council

01 JUL 2016

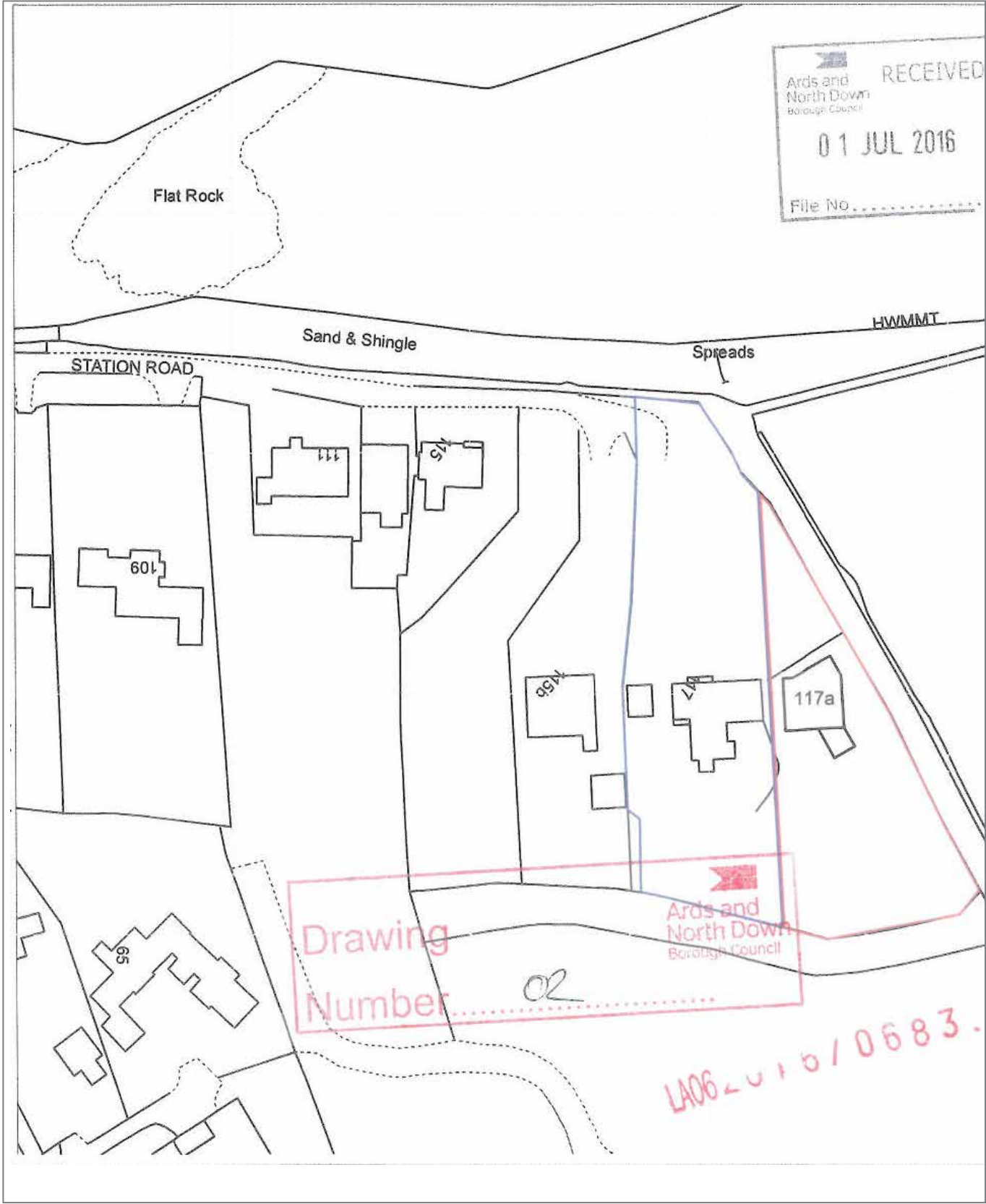
File No.

Ards and North Down Borough Council

Drawing Number.....

2016/068

ACE MAP FROM LOT 3 - SITE AT 117A STATION ROAD



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

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RESIDENTIAL

REF: DB/F/18/AN



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