

**Site With Full Planning Permission Adjacent To**  
**12 Meadow Park,**  
**Crawfordsburn, BT19 1JN**



**Asking Price £135,000**

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



## SUMMARY

An exceptionally well located development site in a most attractive residential setting in North Down. This site is ideally situated off the Ballymullan Road, a short stroll to Crawfordsburn village and Crawfordsburn Country Park.

The site offers a superb opportunity with full planning permission for 2,312 sq. ft. detached two storey dwelling. The internal accommodation on the ground floor comprises of living room, snug/study, open plan kitchen/living/dining, WC and utility opening to an integral garage. On the first floor there are four bedrooms, master with en suite and dressing and a family bathroom. The property sits in a generous plot with ample parking and gardens.

Seldom does an opportunity come up to develop a home bespoke to your requirements in such a highly regarded and convenient location.

### Planning summary:

LA06/2015/0106/F

New dwelling with attached garage, new site entrance, alterations to existing site entrance

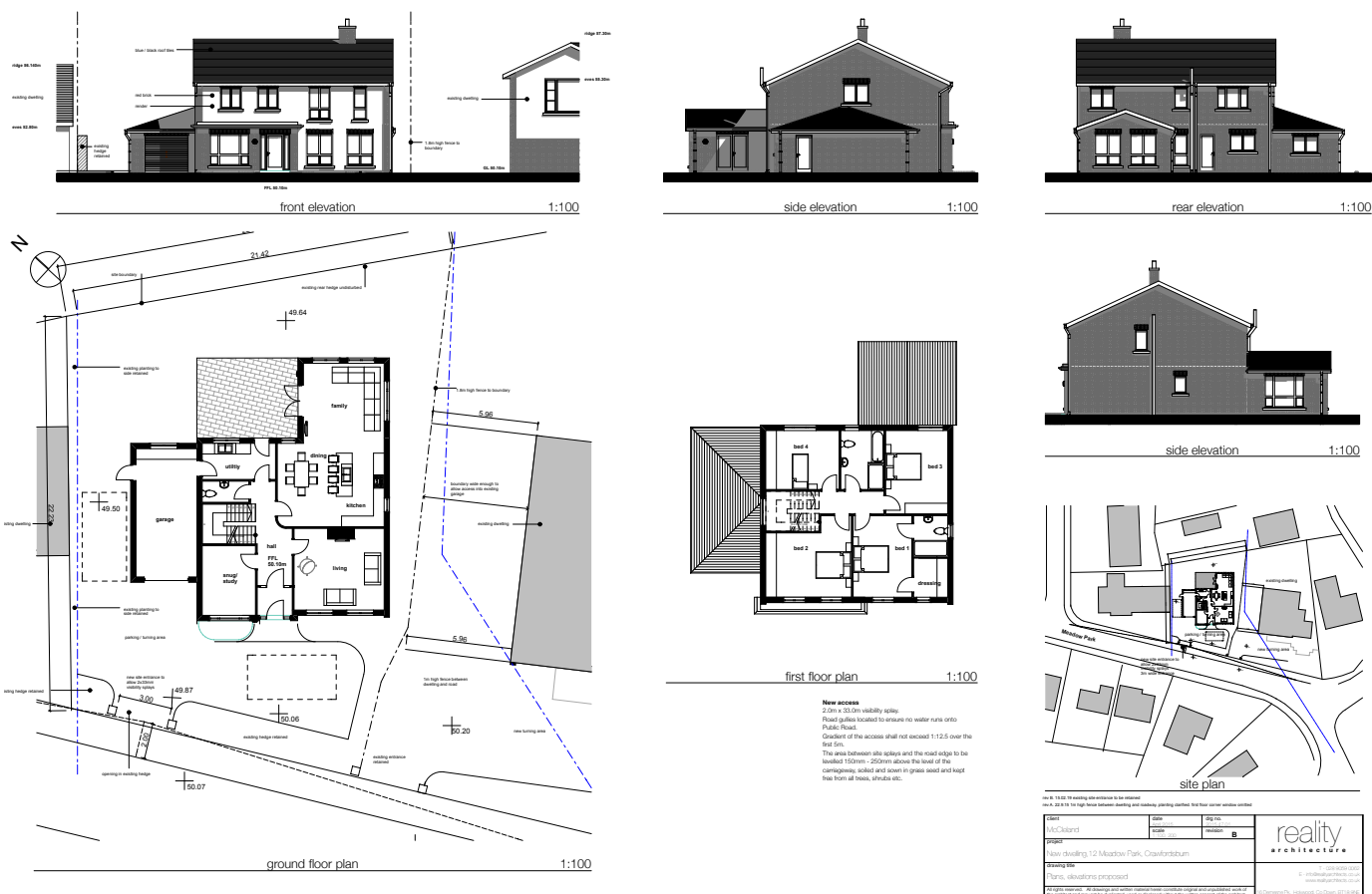
### Price:

Asking Price £135,000

### Viewing:

Viewing by appointment contact Tiffany Brien in our Holywood office on 02890428989





**Ards and North Down Borough Council**

**APPROVAL OF PLANNING PERMISSION**  
**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2015/0106/F**

Date of Application: **27th April 2015**

Site of Proposed Development: **12 Meadow Park Crawfordsburn**

Description of Proposal: **New dwelling with attached garage, new site entrance, alterations to existing site entrance**

Applicant: **Wilson McClelland**  
Address: **12 Meadow Park Crawfordsburn**

Agent: **Reality Architects**  
Address: **16 Demesne Park Hollywood BT18 9NE**

Drawing Ref: **LA06/2015/0106/01 and 02**

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:

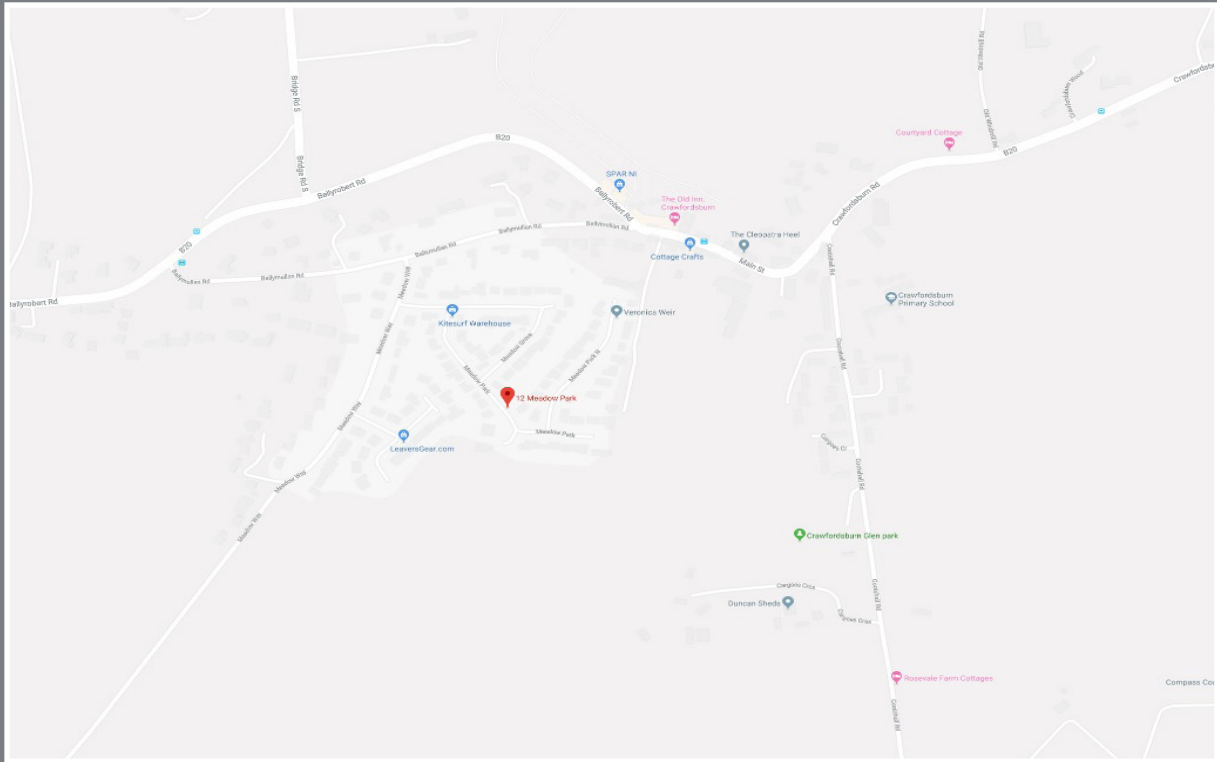
- As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **Time Limit.**

- The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 02 bearing the date stamp 23<sup>rd</sup>

Application No. LA06/2015/0106/F LA06

# 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

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## Lettings Department

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REF: TB/B/19/AN



**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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