

Building Site At 374 Belfast Road,
Bangor, BT19 1UH



Asking Price £325,000

Telephone 02890 428989
www.simonbrien.com

FEATURES

- Excellent opportunity for site with full planning approval
- Site measures circa 1.6 acres in total
- Approved house measures circa 3962 sqft with adaptable accommodation plus a double garage
- Two Thirds of the site is edged with an array of large mature trees
- The site has private access to Helens Way, leading to Helens bay train station, Helens Bay Beach and Crawfordsburn Country park
- Close to many schools, shops, sporting facilities, restaurants and transport networks
- Ideal opportunity for those wanting to build their ‘dream home’

• ADDITIONAL INFORMATION

FOR SALE

This is an excellent opportunity to purchase a site with full planning permission for a stunning Georgian style detached home on a beautiful, mature 1.6 acre site in North Down, with direct access to Helens Way.

LOCATION

This superb site is accessed via a private driveway from the Belfast Road, Bangor next to Ballygilbert Presbyterian Church. There are many amenities close at hand including local shops at Helen’s Bay Square and the railway Halt, in addition both Bangor and Holywood’s bustling town centres are only 5 minute’s drive. There are many sporting facilities close by including: public tennis courts, Helens Bay and Craigavad Golf Clubs, many points of historical interest and beautiful country and coastal walks. Crawfordsburn Village is within easy walking distance where there are local shops and the Old Inn provides fine and informal dining and a cosy bar. A highly convenient location with a regular train service from neighbouring Helen’s Bay to both Belfast and Bangor with Belfast City centre being approximately 8 miles away.

DESCRIPTION & PLANNING PERMISSION

The overall site extends to circa 1.6 acres. The planned dwelling will be screened by mature vegetation along the southern boundary offering privacy from the Belfast Road. The site benefits from full planning permission (LA06/2019/0681/F) granted on 22nd October 2022 for the demolition and replacement including extension to existing garage and extension to curtilage. Designed by 23 Design Architects the proposed dwelling offers spacious accommodation throughout to approximately 3,962sqft with three principle reception rooms and six double bedrooms, three with ensuite facilities. The proposed property also incorporates a basement, perfect for a gym, home office or cinema room. Designed with classical Georgian architecture in mind this stunning detached dwelling is a truly fantastic opportunity to build the home of your dreams with so many amenities and recreational sporting facilities on your doorstep. A copy of the planning permission and further information are available on request. A private entrance to Helens Way means you can walk or cycle down the 175 year old horse carriageway to Helens Bay Train station and Square, Helens Bay beach or Crawfordsburn Country Park along an idyllic historical path.

TITLE

We assumed that the property is held freehold or long leasehold, subject to a nominal ground rent and free from any restrictive covenants.

EPC

n/a

PRICE

Asking Price £325,000 (Three hundred and twenty-five thousand pounds Sterling)

FURTHER INFORMATION

For further information regarding the site please contact David Best of Simon Brien Residential on 02890428989.

APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA06/2019/0681/F**

Date of Application: **25th June 2019**

Site of Proposed Development: **374 Belfast Road
Bangor
BT19 1UH**

Description of Proposal: **Off site replacement dwelling including extension to existing garage and extension to curtilage**

Applicant: **Manet Properties**
Address: **Unit A3
17 Heron Road
Belfast
BT3 9LE**

Agent: **23 Design Ltd**
Address: **The Postmasters House
33 Shore Road
Holywood
BT18 9HX**

Drawing Ref: **01A, 02, 03, 04, 05, 06, 07**

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

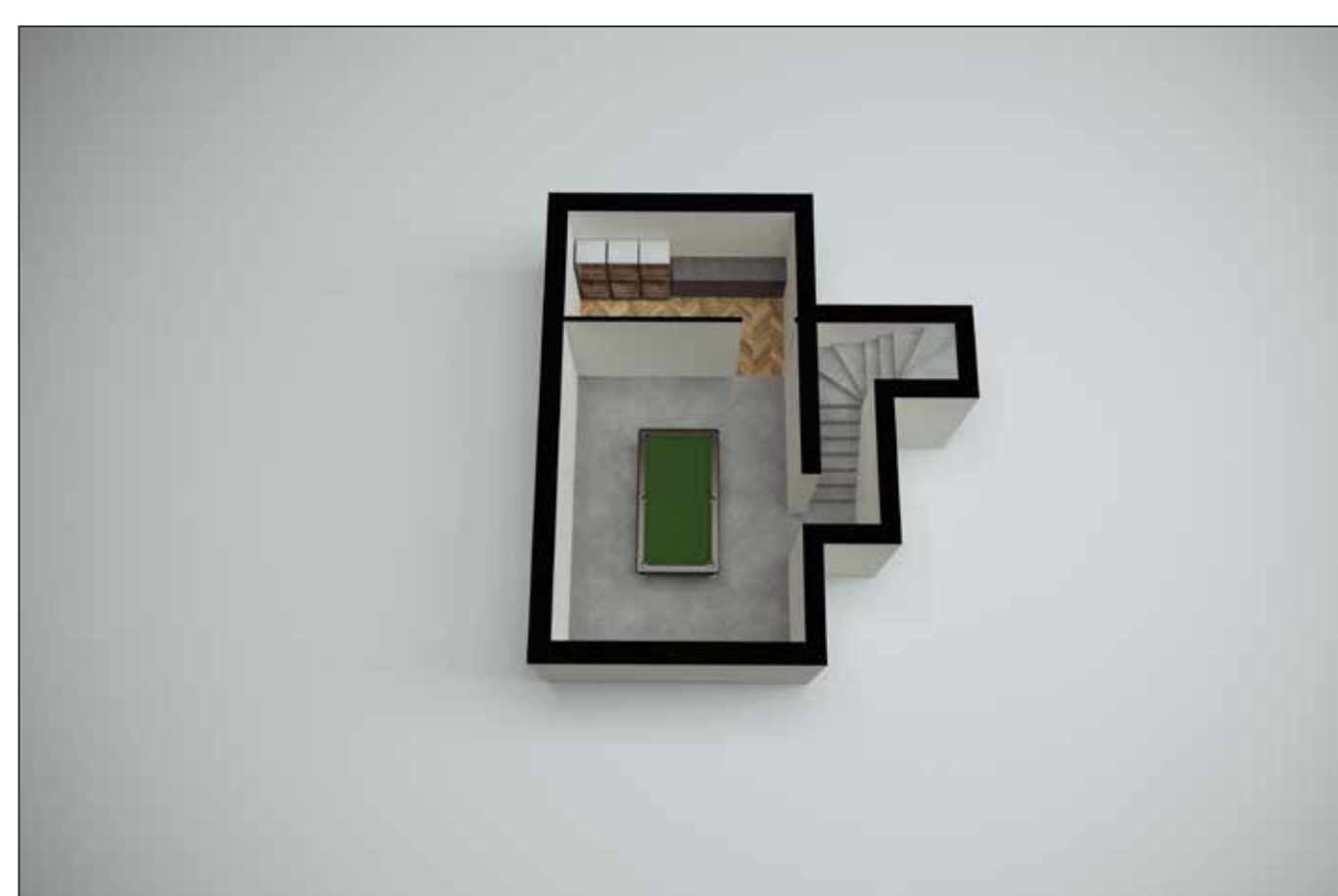
GRANTS PLANNING PERMISSION

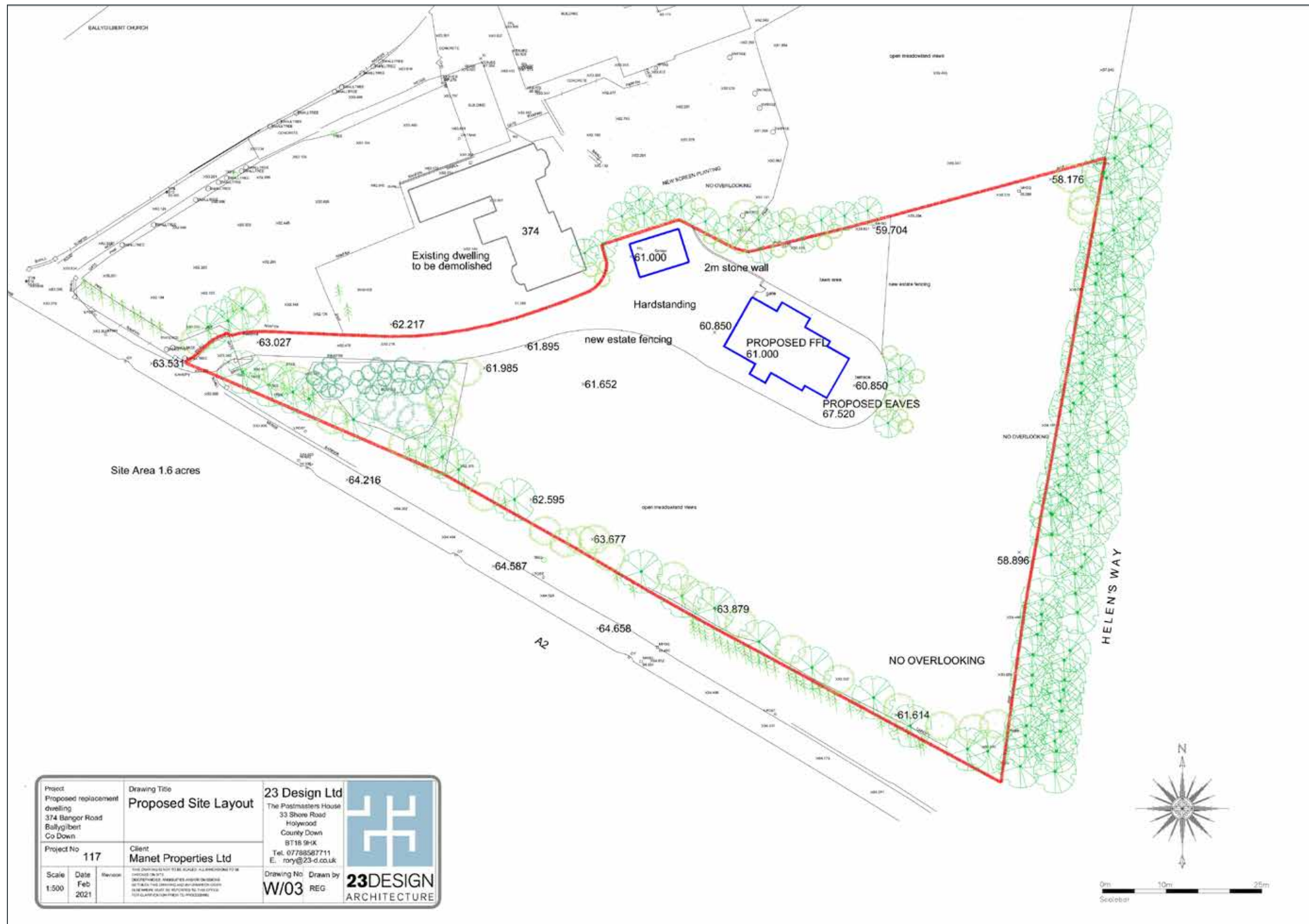
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

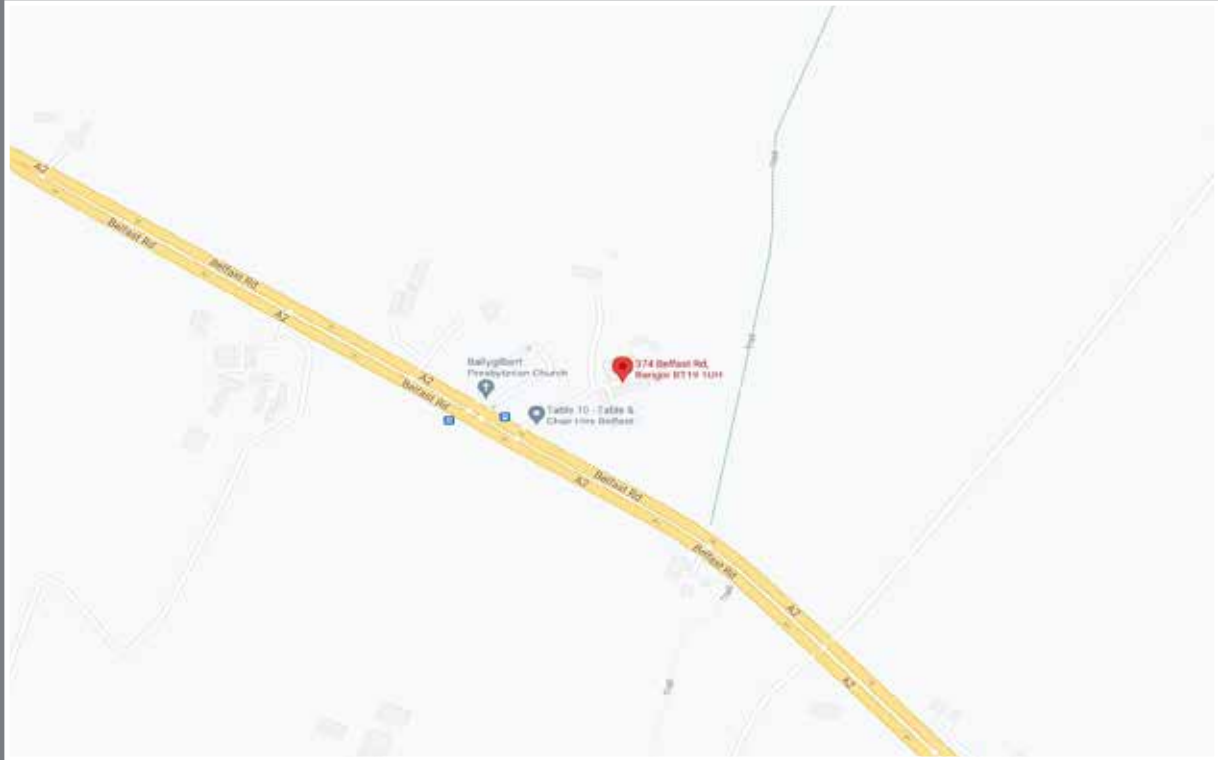
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Application No. LA06/2019/0681/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

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: DB/D/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 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.