

Building Site To The Rear Of  
18 Old Cultra Road,  
Holywood, BT18 0AE



Asking Price £350,000

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



#### **SITE TO THE REAR OF 18 OLD CULTRA ROAD**

We are delighted to offer this private site with full planning permission located within the heart of Cultra on a quiet lane off Old Cultra Road. It is a superb opportunity to acquire and build a bespoke home in a much sought after residential location.

Offered with full planning permission for a generous detached two storey dwelling designed by the award winning Des Ewing Architects, the proposed dwelling offers spacious adaptable accommodation measuring circa 2,685 sq. ft. and sits on a private site of circa 0.3 acres.

The accommodation for the proposed dwelling comprises of an entrance hall; living room; large open plan kitchen, living and dining area; utility room; WC and large store on ground floor. On the first floor there are three double bedrooms; master bedroom has dressing and ensuite bathroom, bedroom two and three are facilitated by a Jack and Jill shower room and there is also large walk in hot press off the landing.

The property is conveniently located with the coastal path and beach a couple minutes' walk providing coastal walks to both Holywood and Bangor. Royal North of Ireland of Ireland Yacht Club and Cultra Inn are a short walk away. Marino and Cultra train halt are a 5 minute walk from the property. For the commuter, Belfast is within 15 minutes, Bangor 10 minutes, Holywood 5 minutes, Belfast City Airport 10 minutes, and Belfast International Airport 35 minutes.

We draw special attention to the sale of this site as seldom can we offer a site in this sought after area of the North Down.

#### **PLANNING STATUS**

Current Planning Approval – LA06/2016/0295/F

Erection of a new dwelling consisting of a detached two storey house and associated site works.

Copy of planning approval and drawings are available upon request. The current approved dwelling measures circa 2,685 sq. ft.

#### **PRICE**

£350,000

#### **VIEWING**

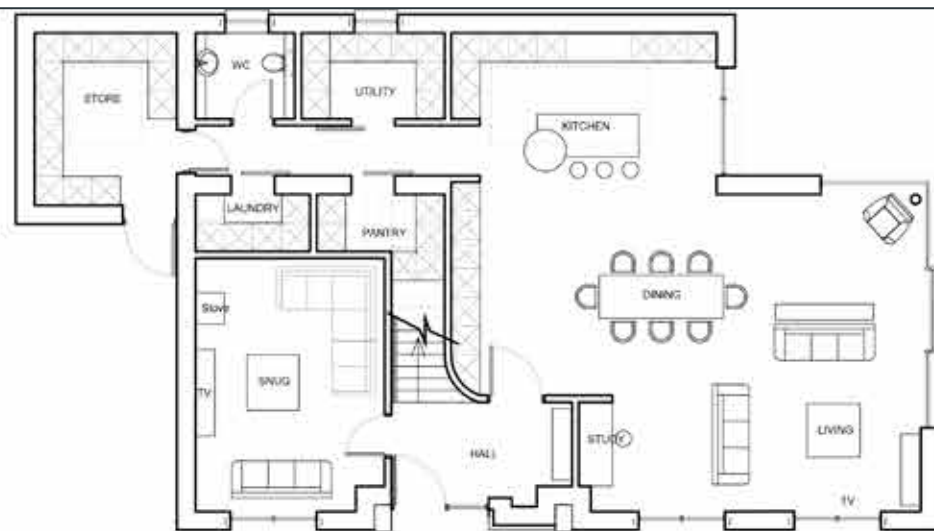
Viewing is by appointment through our North Down office (02890 428989)

#### **FURTHER DETAILS**

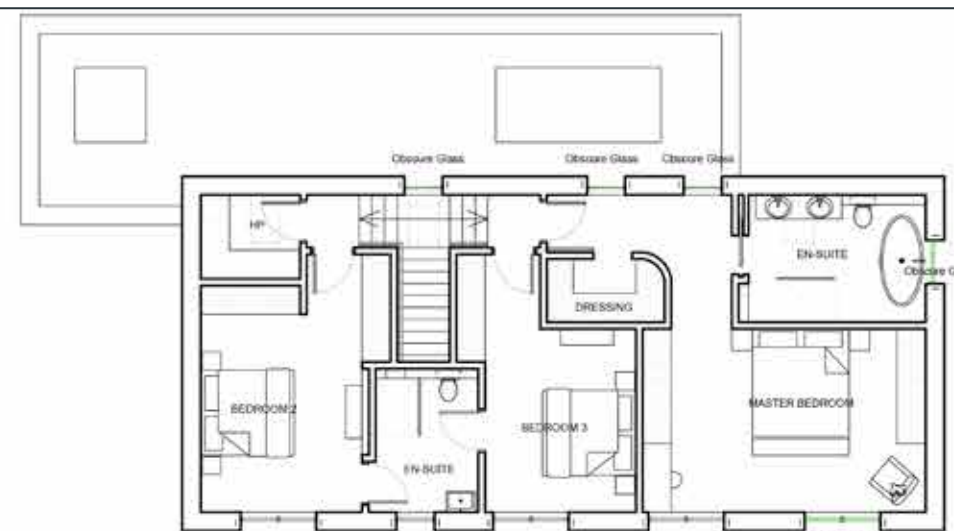
For further information, please contact Tiffany Brien at our North Down office on 02890428989 or via email [tbrien@simonbrien.com](mailto:tbrien@simonbrien.com)







PROPOSED GROUND FLOOR



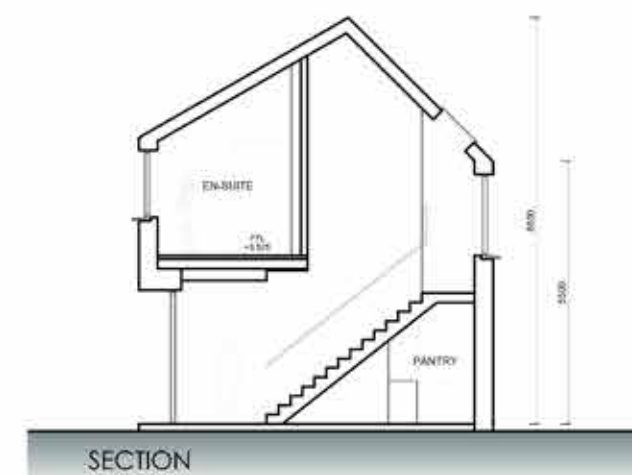
PROPOSED FIRST FLOOR



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



SECTION

Obscure Glass Window,  
Unopenable up to a  
minimum of 1.7m from  
Finished Floor Level

#### Materials

##### Proposed Dwelling

Roof: Natural Slate  
Walls: Red Brick / Smooth render to rear, Paint finish  
Windows: Hardwood painted grey  
Doors: Hardwood painted grey  
Rain Water Goods: Aluminum: Grey

## PLANNING - Rev G



SOUTH-EAST ELEVATION

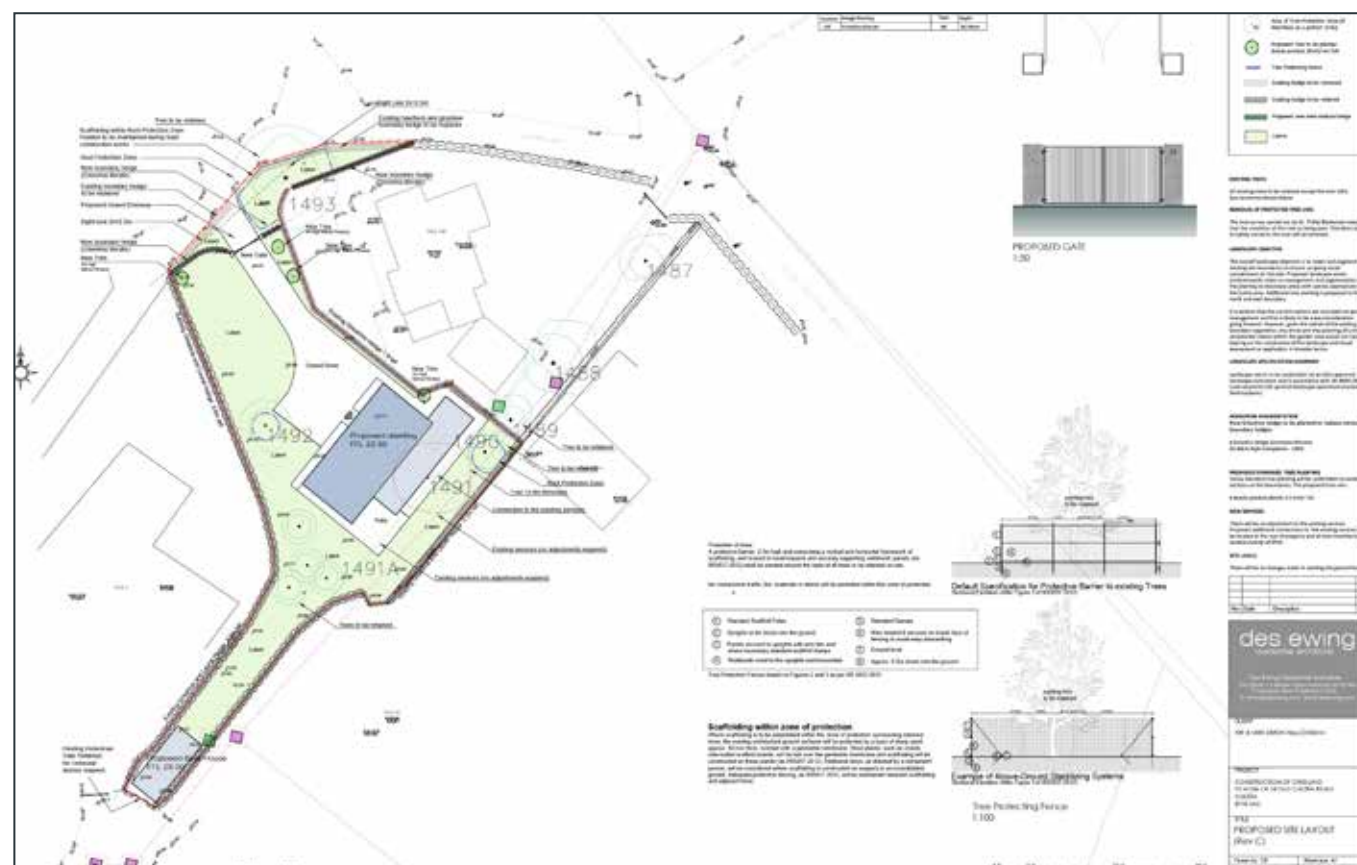


NORTH-EAST ELEVATION



<b>des ewing</b> residential architects  Des Ewing Residential Architects The Blues, 1a Banger Road, Holywood, BT18 0HU T: 028 3042 1900 F: 028 3042 1901 E: holly@desewing.com www.desewing.com	<b>PROJECT</b> CONSTRUCTION OF DWELLING 15 m SW OF 18 OLD CULTRA ROAD CULTRA BT18 0AE	
	<b>TITLE</b> PROPOSED PLANS & ELVS	
	<b>Drawn by:</b> CB	<b>Sheet size:</b> A2
	<b>Date:</b> NOV /2018	<b>Scales:</b> 1:100
<b>CLIENT</b> MR & MRS SIMON MacGOWAN	<b>DRAWING No.</b> 15-31-05	





## APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2016/0295/F**

Date of Application: **31st March 2016**

Site of Proposed  
Development:

**Site to the rear of 18 Old Cultra Road  
Hollywood  
BT18 0AE**

Description of Proposal:

**Erection of a new dwelling consisting of a detached two  
storey house and associated site works (Amended Plans)**

Applicant: S MacGowan  
Address: 18 Old Cultra Road  
Hollywood  
BT18 0AE

Agent: Des Ewing Residential Architects  
Address: The Studio  
13 Bangor Road  
Hollywood  
BT18 0NU

Drawing Ref: 01, 03G, 09 & 12

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. LA06/2016/0295/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](http://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: TB/E/21/AN



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