

simon**BRIEN**  
RESIDENTIAL

Building Site At  
22A Ballymiscaw Road,  
Holywood, BT18 9RR



Asking Price £195,000

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

## KEY FEATURES

- Generous site with planning passed for a detached family home
- The site extends to approximately 0.6 acres in total
- Outline Planning Consent granted for conversion of existing dwelling including alterations, extensions to rear and detached garage ( Planning reference – LA06/2019/0427/F).
- Highly regarded and most convenient location

## SUMMARY

A fantastic opportunity to acquire a residential building site on Ballymiscaw Road. Outline Planning Consent has been granted for conversion of existing dwelling including alterations, extensions to rear and detached garage ( Planning reference – LA06/2019/0427/F).

The site area extends to c. 0.6 acre and whilst the setting of the site benefits from all the attributes of rural living, the location could not be more convenient:

Belmont village - 5 minutes  
Holywood town centre – 8 minutes  
Ballyhackamore - 8 minutes  
Newtownards – 10 minutes  
Dundonald – 10 minutes  
Belfast – 15 minutes  
Bangor 15 minutes

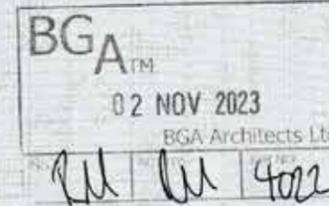
The location provides easy access to Holywood Town, Ballyhackamore village just minutes' away and easily commutable to Bangor, and Belfast Cities.

This is an excellent opportunity to purchase a building site for a single dwelling with planning approval. The house will extend to approximately 2300sq ft.

Rarely does a building plot of this calibre become available on the open market. The sale of this site is a great opportunity in this highly regarded North Down location.



## PLANNING PERMISSION



### Planning Act (Northern Ireland) 2011

Application No: **LA06/2023/1436/F**

Date of Application: **6 February 2023**

Site of Proposed  
Development:

**22a Ballymiscaw Road  
Holywood  
BT18 9RR**

Description of Proposal:

**Conversion of existing store to dwelling including  
alterations, extension to rear and detached garage (in  
substitution of previous approval LA06/2019/0427/F)**

Applicant:

Agent: **John Lavery BGA Architects**

Address:

Address: **Sketrick House  
Jubilee Road  
Newtownards  
BT23 4YH**

Drawing Ref: **01, 02, 03B & 04**

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

## GRANTS PLANNING PERMISSION

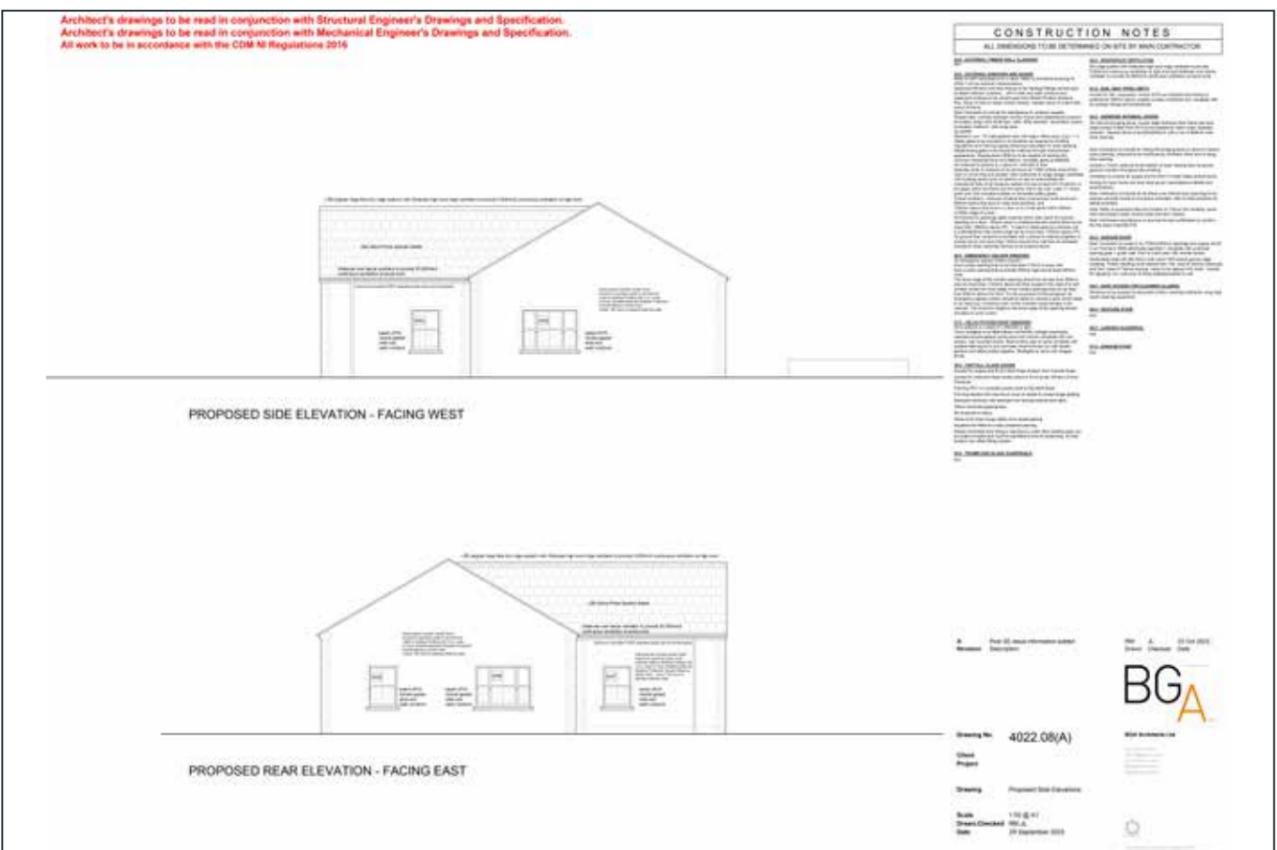
for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Section 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.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the DRG 02: Proposed Site Plan, prior to the commencement of the development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.



Architect's drawings to be read in conjunction with Structural Engineer's Drawings and Specification.  
 Architect's drawings to be read in conjunction with Mechanical Engineer's Drawings and Specification.  
 All work to be in accordance with the CDM NI Regulations 2018.

**CONSTRUCTION NOTES**  
 ALL DIMENSIONS TO BE SET FORMED ON SITE BY MAIN CONTRACTOR

**PROPOSED GARAGE FRONT ELEVATION**

**PROPOSED GARAGE REAR ELEVATION**

**PROPOSED GARAGE SIDE ELEVATION - FACING WEST**

**PROPOSED GARAGE SIDE ELEVATION - FACING EAST**

**PROPOSED SECTION E-E**

**BGA**  
 BG Architects Ltd  
 Drawing No: 4022.09(A)  
 Date: 20 September 2022

**Land & Property Services**  
 Seirbhís Talún & Maoine  
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 24 Nov 2022  
 County: Down  
 Folio: DN23475  
 Scale: 1:2500  
 Our Ref: 2022/933800  
 Your Ref: - 22a Ballymiscaw R  
 Map Ref(s): 13012NE, 13012SE  
 Sheet 1 of 1

**Key to folio labels:**  
 a - DN23475

**BALLYMISCRAW ROAD**

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**LANDSCAPING NOTES**

**LANDSCAPING SET**

**BGA**  
 BG Architects Ltd  
 Drawing No: 4022.05(B)  
 Date: 20 September 2022

**ARCHITECTURAL PROJECT**

**PROJECT No:** 22038  
**DRAWING No:** AD01  
**DATE:** 30th July 2022  
**SCALE:** 1:500 @ A3  
**DRAWING TITLE:** Master Drawing

# 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: RM/B/24/AN



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