



**Instinctive
Excellence
in Property.**

For Sale

**Residential Development Opportunity
Outline Planning Permission for 3 no. Residential Units**

185-187 Bangor Road
Newtownards
BT23 7PH

RESIDENTIAL OPPORTUNITY



For Sale

Residential Development Opportunity

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RESIDENTIAL DEVELOPMENT



Location

Newtownards is a large town in Co. Down approximately 5 miles south of Bangor and 10 miles east of Belfast.

The development opportunity is located 1 mile from Newtownards town centre on the Bangor Road opposite Grace Free Presbyterian Church, Whitespots Country Park is close by also.

Description

The site currently comprises 3 dated dwellings and a farm shed, sited around a central yard area. The development opportunity is accessed from the Bangor Road.

The site is irregular in shape with mature vegetation boundaries to all elevations with a gently sloping gradient leading eastwards.

Land Area

Description	Acres	Hectares
Land Area (Approximately)	0.8	0.32

Planning

The site benefits from outline planning permission Application No: LA06/2019/0346/0 for the demolition of the existing buildings and provision of three replacement dwellings. Approval dated 1 July 2020.

Accommodation Schedule

Existing dwellings include the following:

Description	Capital Value	Sq M
No. 185 - two storey house	£160,000	162
No. 185a - single storey house	£72,500	49
No. 187 - single storey house	£50,000	33

(Source LPS Website)

Development Proposal

The site provides the purchaser the opportunity to develop this compact scheme to provide 3 no. dwellings subject to the necessary approvals.

VAT

All prices quoted are exclusive of but may be liable to VAT.

Price

Price on application.



Indicative Scheme Proposal



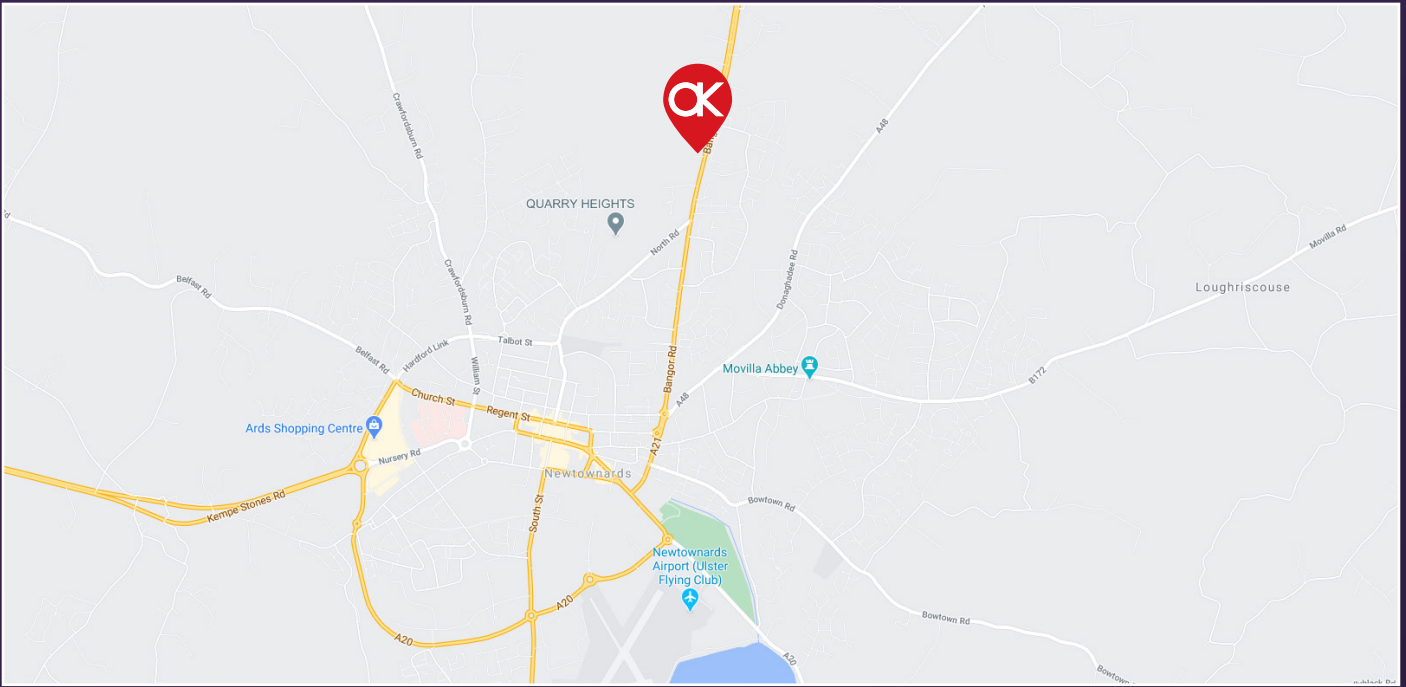
Site Location - Granted



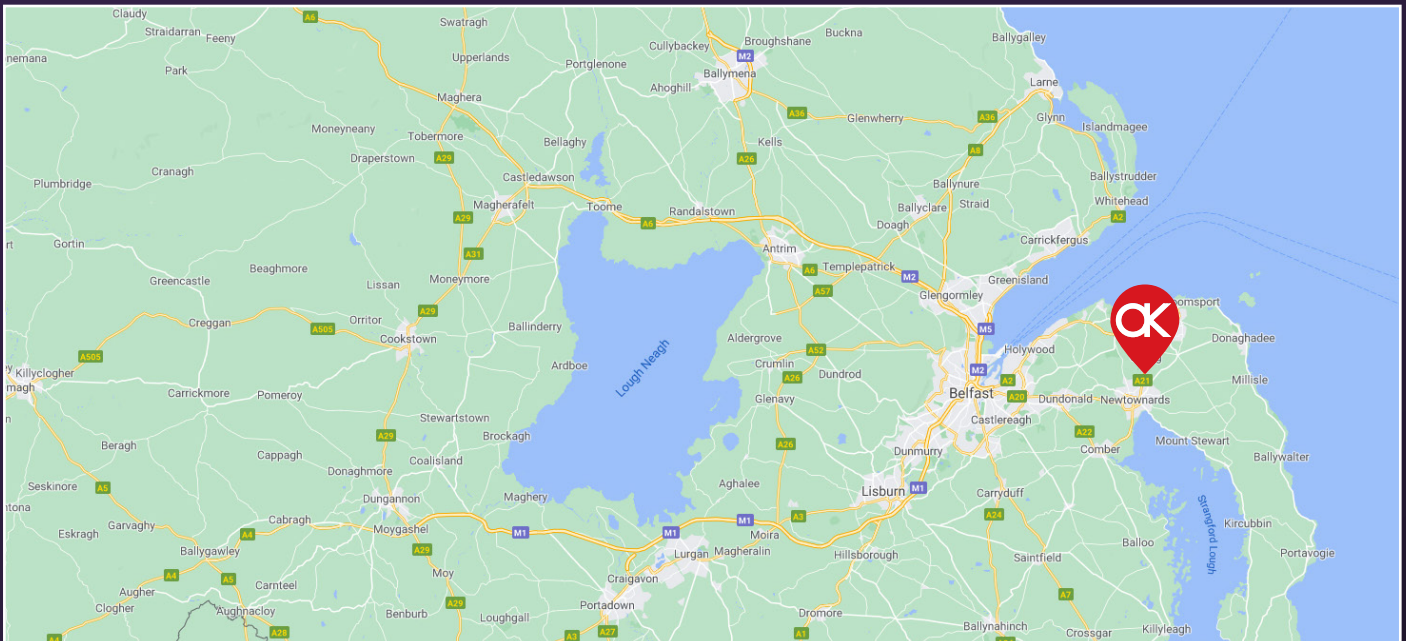
Location Maps



Osborne
King



FOR IDENTIFICATION PURPOSES ONLY



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