

**RODGERS  
&  
BROWNE**

1a Strand Mews,  
Holywood BT18 9AP

*offers around £50,000*



### THE AGENTS PERSPECTIVE...

"An interesting conversion project with excellent rental potential.

Being sold with full planning permission for conversion as a single bedroom apartment with integral garage and second floor roof terrace.

Just yards from the High Street, the location is ideally convenient to shops, sea shore, bus and rail services.

The property will require total refurbishment"

**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

THE FACTS YOU NEED TO KNOW...

Full planning for conversion to self contained single bedroom apartment and garage.

Interesting and potentially lucrative ‘buy-to-let’ investment

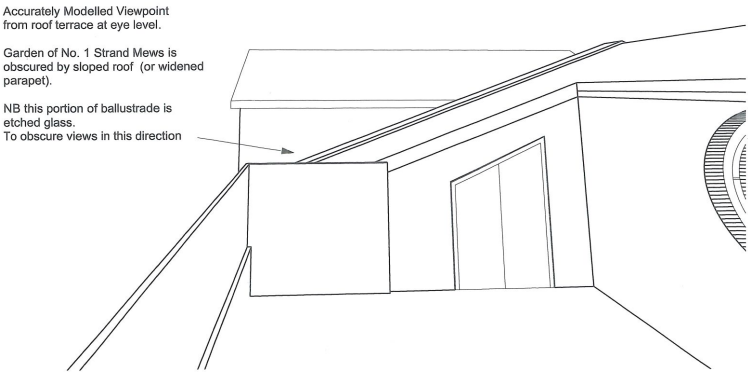
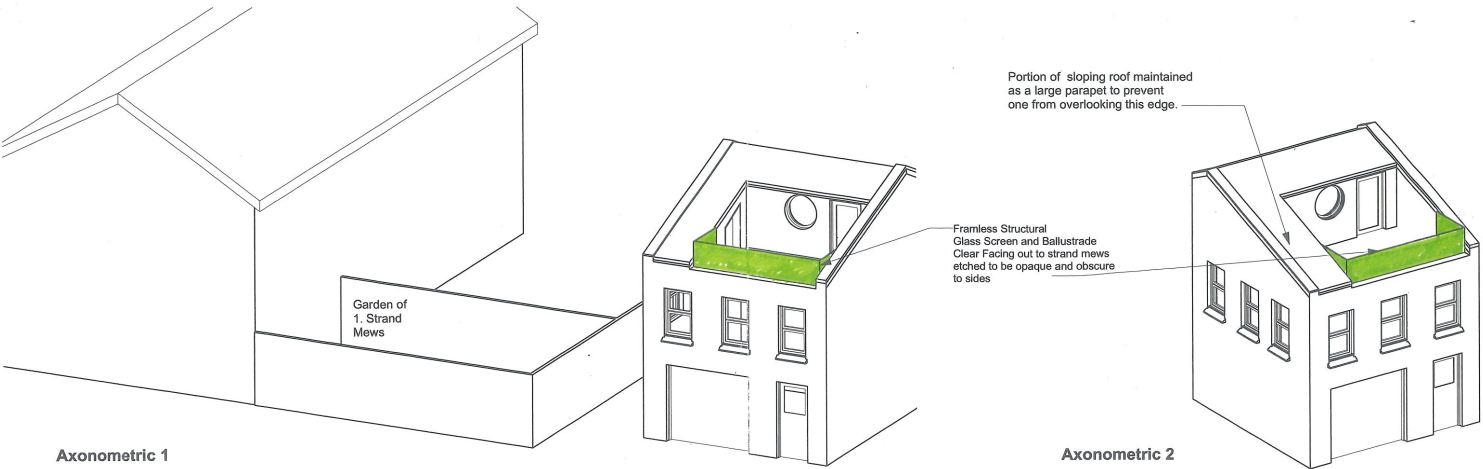
Immdiately convenient to Holywood town centre

Integral garage

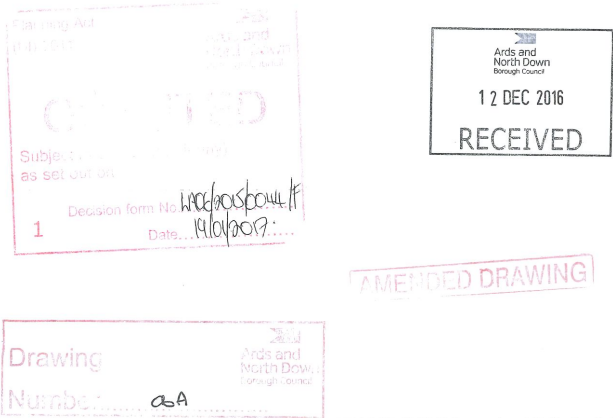
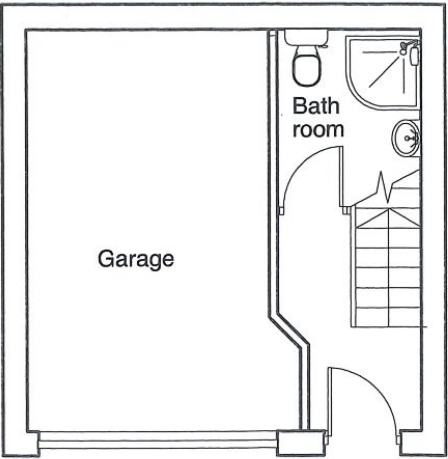
Within walking distance to shops, bus and train services

Second floor roof terrace

Planning granted under Ref LA06/2015/0044F dated 19th January 2017 for five years.

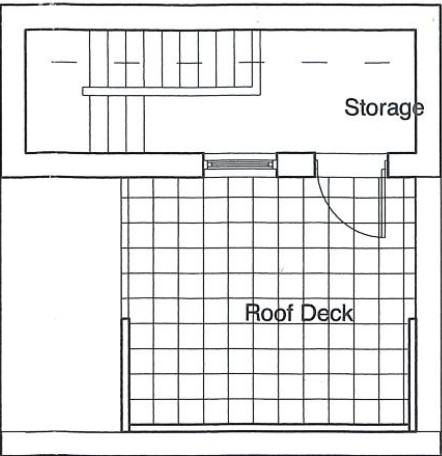
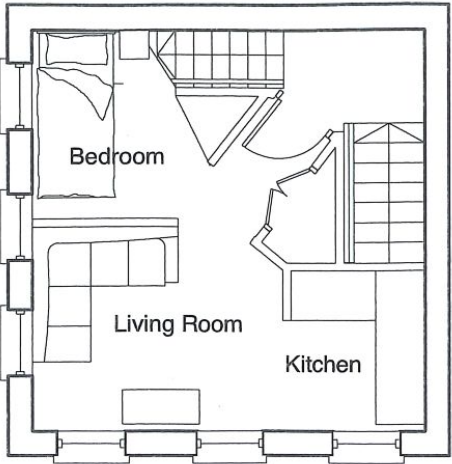


Modelled Perspective from Roof Terrace



REV B 23-10-2016 Parapet and Ballustrade Clarified

REV A 07-11-2016 Parapet and Ballustrade Clarified



Proposed floor plans

Ards and North Down Borough Council

APPROVAL OF PLANNING PERMISSION  
Planning Act (Northern Ireland) 2011

Application No: LA06/2015/0044F  
Date of Application: 1st April 2015

Site of Proposed Development: 1A Strand Mews Holywood  
Description of Proposal: Works to roof to form storage and sitting area

Applicant: 1A Strand Mews Holywood BT18 9AP  
Agent: Frederic Moore 28 Audinstown Road Strangford BT30 7LP

Drawing Ref: LA06/2015/0044/02, 04B, 05B and 05A

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:

- As required by Section 91 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.
- The deck shall not come into use until the 1.8m high obscure screen shaded green on drawings LA06/2015/0044/04B, 05B and 05A, date stamped 12 December

Applicant No. LA06/2015/0044F LA06

Ards and North Down Borough Council

2016 is constructed, the screen will be permanently retained.

Reason: To preserve the amenity of neighbouring residents

Informative

- The onus is on the householder / developer to find out if there is existing water and sewer infrastructure within their property.
- It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
- House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
- Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder / developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full cost, company overheads, etc.
- It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
- Guidance can be given to developers / house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.
- If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul / storm sewer system to service your development.

This can be done by requisitioning a watermain under Article 78 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

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- If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08457770002 or ask for the Developers Services Co-ordination Team.

Copies of Application Forms can be obtained by contacting the Developers Services Business Line 08457770002 or by downloading from the web page [www.niwater.com/servicesfordevelopment.asp](http://www.niwater.com/servicesfordevelopment.asp) and Forms.

- This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
- This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- This decision relates to planning control only. The Council would advise that if the proposed works require Building Regulations approval this should be obtained before the works commence. Ards and North Down Borough Council would also advise that this planning decision does not cover any other approval which may be necessary under other legislation.

Dated: 19th January 2017 Authorised Officer [Signature]

Application No. LA06/2015/0044F LA06



# Additional Information

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

TBC

## RATES

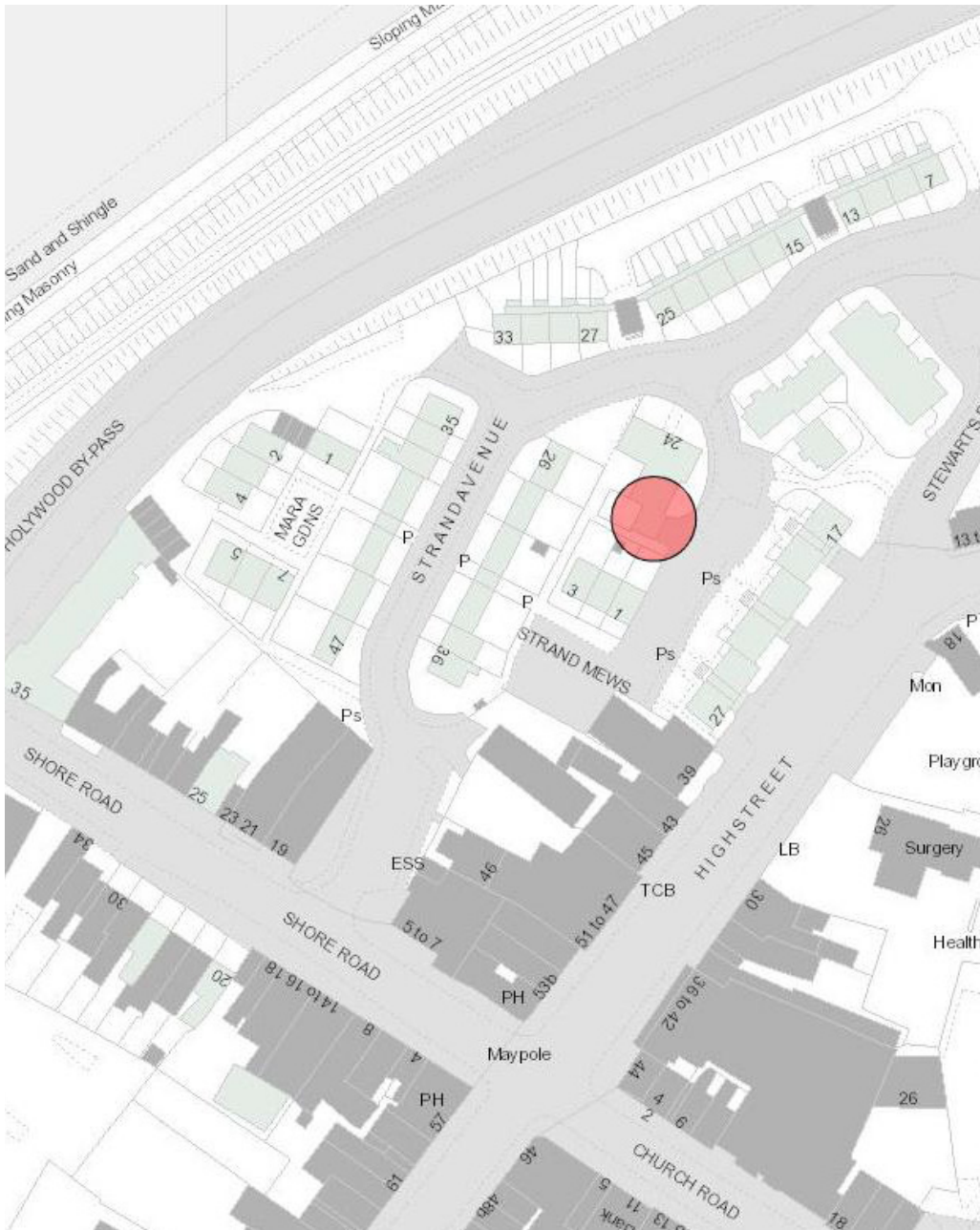
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2019 /2020 is not available

## VIEWING

By appointment with **RODGERS & BROWNE**.

## LOCATION



**Sales  
Lettings  
Property Management**

76 High Street,  
Hollywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

[info@rogersandbrowne.co.uk](mailto:info@rogersandbrowne.co.uk)

[rogersandbrowne.co.uk](http://rogersandbrowne.co.uk)



### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.