

RODGERS & BROWNE

Building Site at 84c Newtownards Road

Greyabbey, BT22 2QT



Offers Over £300,000



THE AGENTS PERSPECTIVE...

“Rarely does an opportunity arise to purchase a stunning c. 2 acre site with spectacular views down Strangford Lough toward Newtownards and across to Killinchy.

The site has full planning permission passed for a detached family home extending to c. 3,000 sqft with an additional c. 450 sqft of garaging.

A tranquil and very much unique site that’s views and its quietness will take your breath away”



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

THE FACTS YOU NEED TO KNOW...

Stunning private building site set on the edge of Strangford Lough with full planning permission granted for a detached family home extending to c 3,000 sqft plus garaging of c 450 sqft

Designed by the renowned BGA Architects

Planning ref No LA06/2017/1261/RM

Commencement on site has begun with foundations started

Set on a peninsula with views stretching down Strangford Lough to Newtownards and across towards Killinchy

The approach is via a private lane which will have a hardcore finish

Access to Water and electrics

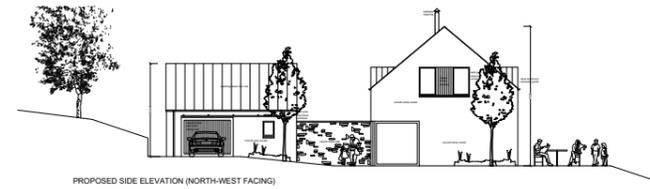
Screened to the rear of the site by mature trees maintained by the National Trust

Views towards the renowned Mid-Island which is owned by the National Trust

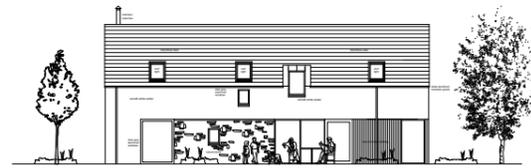
Additional land is available by separate negotiation



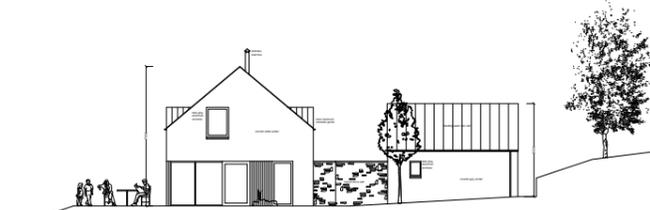
PROPOSED FRONT ELEVATION (NORTH-EAST FACING)



PROPOSED SIDE ELEVATION (NORTH-WEST FACING)



PROPOSED REAR ELEVATION (SOUTH-WEST FACING)



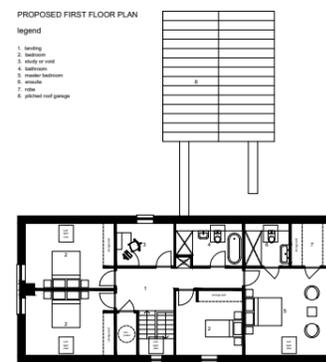
PROPOSED SIDE ELEVATION (SOUTH-EAST FACING)



PROPOSED GROUND FLOOR PLAN

Legend

1. entrance hall
2. living
3. kitchen
4. dining
5. bathroom
6. bedroom
7. utility
8. garage



PROPOSED FIRST FLOOR PLAN

Legend

1. living
2. kitchen
3. dining
4. bathroom
5. bedroom
6. utility
7. garage

Revision Description

BGA

BGA Architects Ltd



LOCATION

Travelling from Newtownards towards Greyabbey on the Portaferry Road which then becomes the Newtownards Road just after Mountstewart House. Stay on this road and just before Greyabbey Village the entrance to the site will be on your right hand side.

Additional Information


Ards and
North Down
Borough Council

APPROVAL OF RESERVED MATTERS
Planning Act (Northern Ireland) 2011

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|--|---|
|  17 MAY 2018 BGA Architects Ltd. INS BY: JL ACT BY: JL LIAISON: JL | Application No: LA06/2017/1261/RM Date of Application: 27th October 2017 |
| Site of Proposed Development: | Lands 100 metres East of 84 Newtownards Road, Greyabbey. |
| Description of Proposal: | Dwelling and garage with associated external works. |
| Applicant: Mr. Hollinger Address: 31 Regent Street Newtownards BT23 4LP | Agent: BGA Architects LTD Address: 50 Regent Street Newtownards BT23 4LP |
| Drawing Ref: 01, 02B & 03. Outline Application Number: X/2014/0254/O | |

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application
HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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Disclaimer

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PLEASE NOTE THIS MAP IS FOR
IDENTIFICATION PURPOSES ONLY AND IS NOT TO SCALE