



An exceptional opportunity to acquire a prime development site in the highly sought-after area of Holywood, situated adjacent to 24 Victoria Road. This generous plot comes with full planning permission for a detached four-bedroom family home, offering a rare chance to create a new residence tailored to your preferences in a prestigious and well-established neighbourhood. Holywood's vibrant town centre, excellent schools, and picturesque coastal surroundings are all within easy reach, combining the best of village life with superb commuter connections. A fantastic prospect for those looking to build in one of the area's most desirable locations.

Offers Around
£250,000

Site @ 24 Victoria Road
Holywood
BT18 9BG

Viewing by
appointment with
& through agent
028 9042 4747



LA06/2022/0654



DESIGN CONCEPT STATEMENT

The design seeks to reinforce and evolve local characteristics that are considered positive and attractive.

The proposed dwellings are detached and set within gardens behind the retained hedgerow.

There is no distinct building line in the area, with houses disposed at varied distances from and angles to the road. Some are orientated towards the road, some away from the road.

The proposed homes have been aligned with the existing semi-detached property at No.24. This generates a stronger relationship with one of the original dwellings of the area and creates an interesting relationship with Victoria Road as it typical of the area.

The proposed houses are similar but different from each other, complementing the interesting variety of homes in the area.

In response to Policy QD 1 of Planning Policy Statement 7: Quality in New Residential Development.

The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

Gardens will be provided with trees and planting along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

A generous provision is made for in-curtillage parking in such a way as to be convenient and unobtrusive, allowing for informal surveillance; opportunities also exist in the immediate area for safe and convenient occasional over-flow parking;

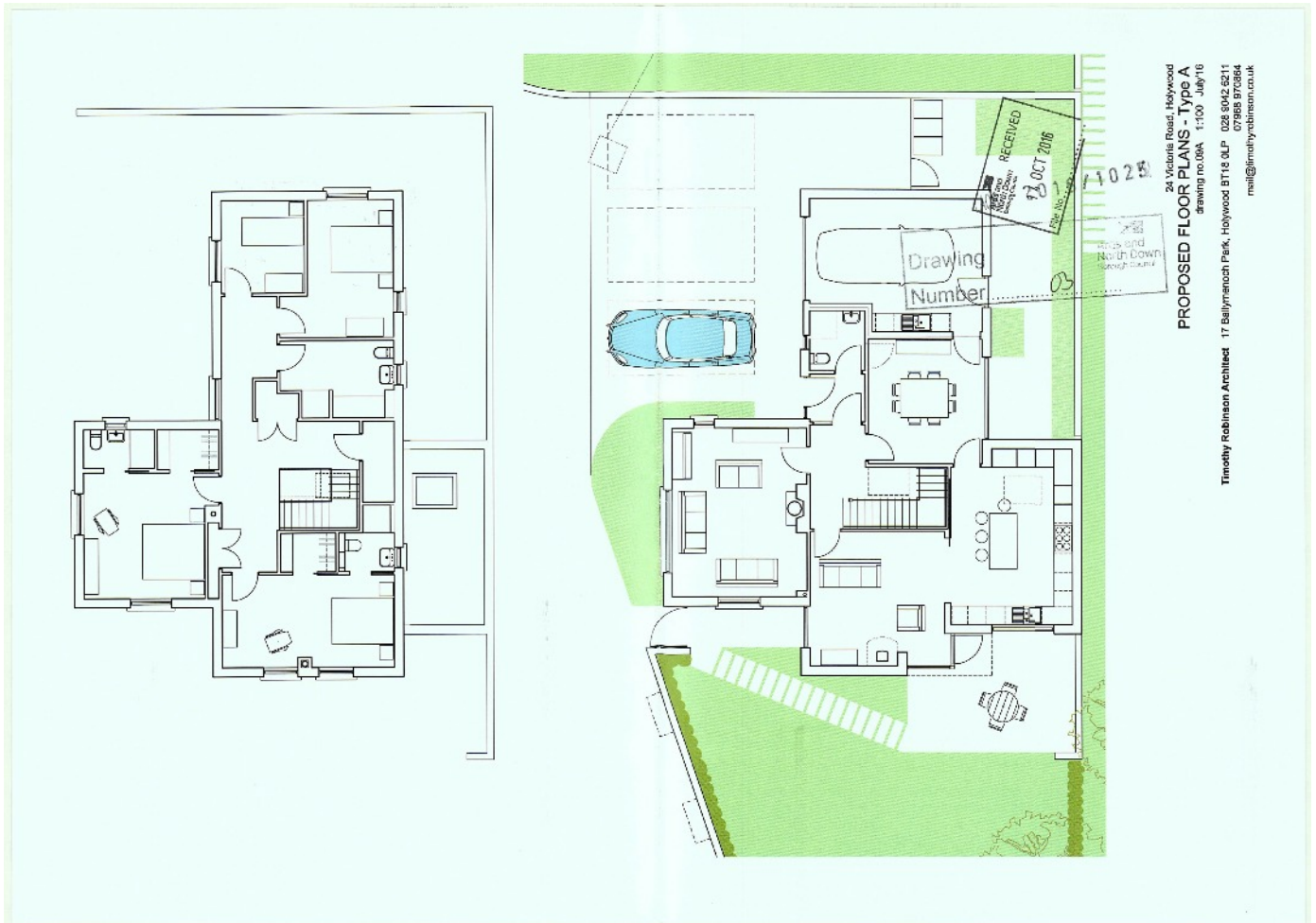
The area benefits from a pleasant and characterful mix of styles and materials. The design draws upon this context and responds with what is considered to be a refined, sensitive and proportionate addition; and

The design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Ards and North Down Borough Council

Drawing 02

Number



North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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