



This is an excellent opportunity to build your own property. The site is within walking distance of excellent local amenities and the Belfast rail line at Bangor West is just a stones throw away.

The site itself offers full planning for a detached bungalow which is ideal for the retiring couple or professional couple alike.

Planning Reference: LA06/2022/0702F.

NI Water have given permission to make connection to foul drain system. Storm drain not available, this will need to be connected.

- Site with Full Planning Permission For Conversion of Double Garage/Workshop to Detached Bungalow
- Proposed Dwelling 1126 sq ft
- Site 0.054 Hectares
- Comprises: Lounge/Kitchen with Dining Area/ Utility Room/ 3 Well Proportioned Bedrooms, Principal with Ensuite & Bathroom
- Excellent Opportunity to Build your own Property to your own Specification
- Popular & Convenient Location
- Planning Application No: LA06/2022/0702F

Offers Around
£99,950

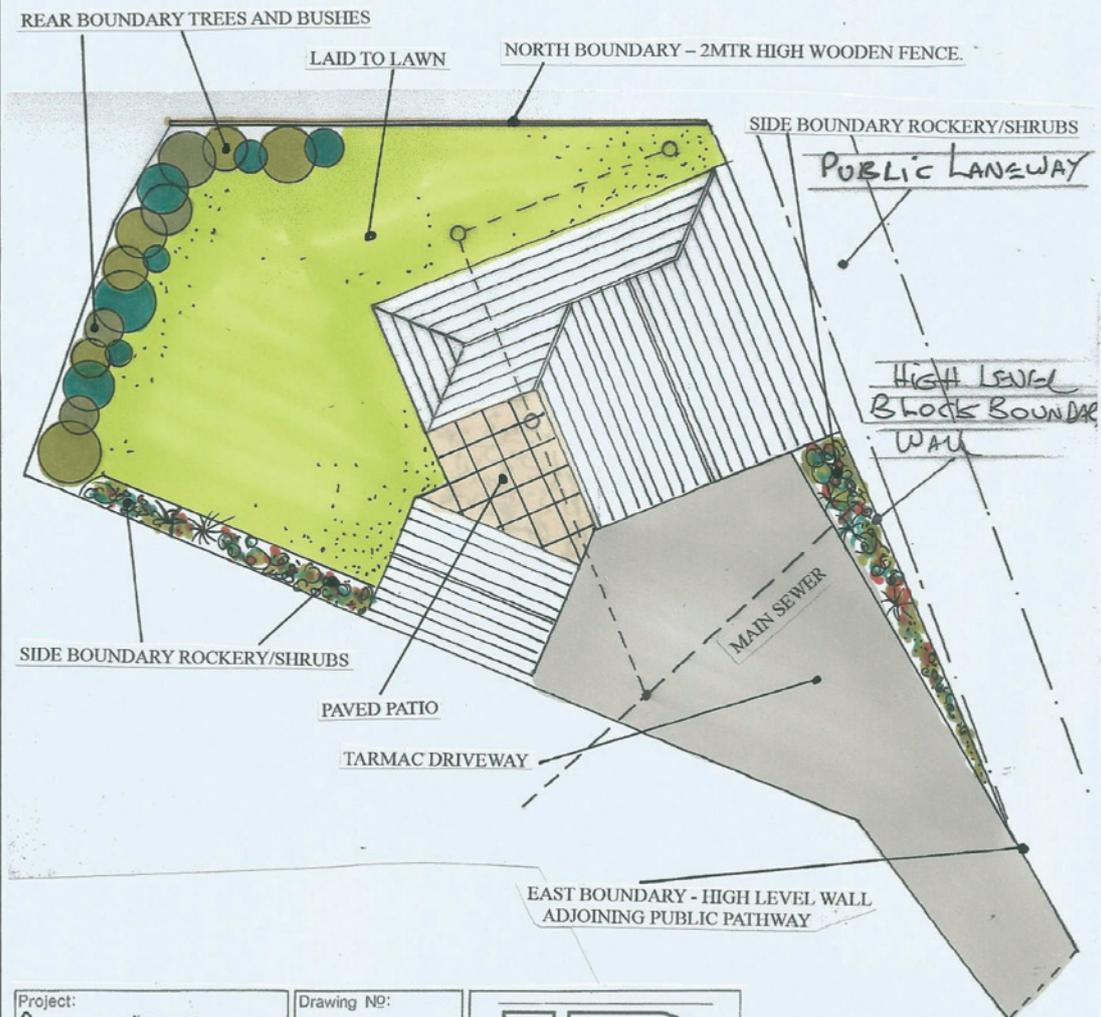
Site Adjacent to 69
Bryansford Meadow,
Bangor,
BT20 3NX

Viewing by
appointment
through agent
028 9042 4747



**CONVERSION OF GARAGE/WORKSHOP ON SITE ADJACENT TO 69
BRYANSFORD MEADOW, BANGOR, CO. DOWN, BT20 3NX
TO NEW DWELLING WITH DETACHED GARAGE.**

LANDSCAPED BLOCK PLAN



Project:
PROPERTY ADJACENT
TO 69 BRYANSFORD
MEADOW, BANGOR

Drawing N^o:
A817/4L-23

Drawing:
LANDSCAPED
LAYOUT.

Client:
MR. G. BRIERS
Date:
12: 9: 2023
Scale:
1:200 @ A4

LUCAS DESIGN
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CONTRACTS
&
FACILITIES MANAGEMENT

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written consent of same.

CLIENT: Mr. GARY BRIERS.
DATE: 12th SEPTEMBER 2023
SCALE: 1 : 200


**Ards and
North Down
Borough Council**

PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2022/0702/F**

Date of Application: **24 June 2022**

Site of Proposed Development: **Lands immediately adjacent and SW of 69 Bryansford Meadow, Bangor**

Description of Proposal: **Conversion (and extension) of existing garage/workshop dwelling, and new detached garage**

Applicant:	Gary Briers	Agent:	Lucas Designs
Address:	4 College Avenue Bangor	Address:	46 Mario Heights Bangor

Drawing Ref: 01A, 02, 03, 04 & 05

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:

- The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
- No development shall take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water or a Consent to discharge has been granted under the terms of the Water (Northern Ireland) Order 1999 by the relevant authority. Evidence of this consent shall be submitted to the Council prior to the commencement of any development.
Reason: To ensure no adverse effect on the water environment.

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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

Location:

From Springhill Road turn into Springhill Avenue and Bryansford Meadow is on the right hand side. Continue to the bottom of the cul de sac & No 69 is on the left hand side.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.