

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE

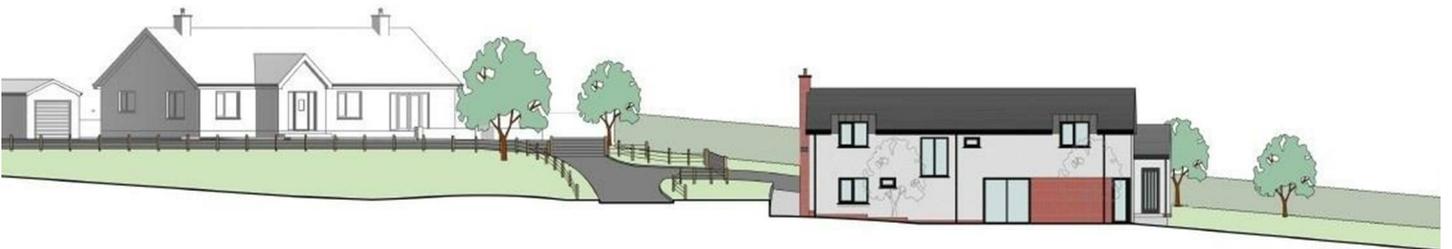


**SITE WITH FPP, SITE AT 1A BELAIR  
PARK, CRAIGANTLET, BT23 4UX**

**ASKING PRICE £140,000**



This beautiful site is located on the foot of Craigantlet in Newtownards, close to Bangor, Holywood, Comber and the arterial routes to the City Centre. On a site of circa 0.2 of an acre and with an elevated position, this site offers country living in a convenient location. Full planning permission approved for a home of circa 2000 sq ft, which will appeal to anyone wanting to experience a self-build project from start to finish. We recommend viewing this unique site at your earliest convenience and further information is available from our Newtownards office.



## Key Features

- Plot Circa 9500 Sq Ft For One Detached Dwelling
- Full Planning Permission Approved LA06/2022/0847/F
- Plans For Detached Home Circa 2000 Sq Ft Plus Detached Garage
- Semi-Rural Aspect With An Elevated Position
- Perfect for Self Builders Looking For a Unique Project
- Mature Site Bordered By Hedging, Trees And Timber Fencing
- Ideal Location Close To Newtownards, Holywood, Bangor And Arterial Routes To Belfast



## Planning Permission

Approved 03.02.23.

The current full planning permission was submitted 22nd August 2022 with full details available on the planning portal website using reference: LA06/2022/0847/F.

## Services

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

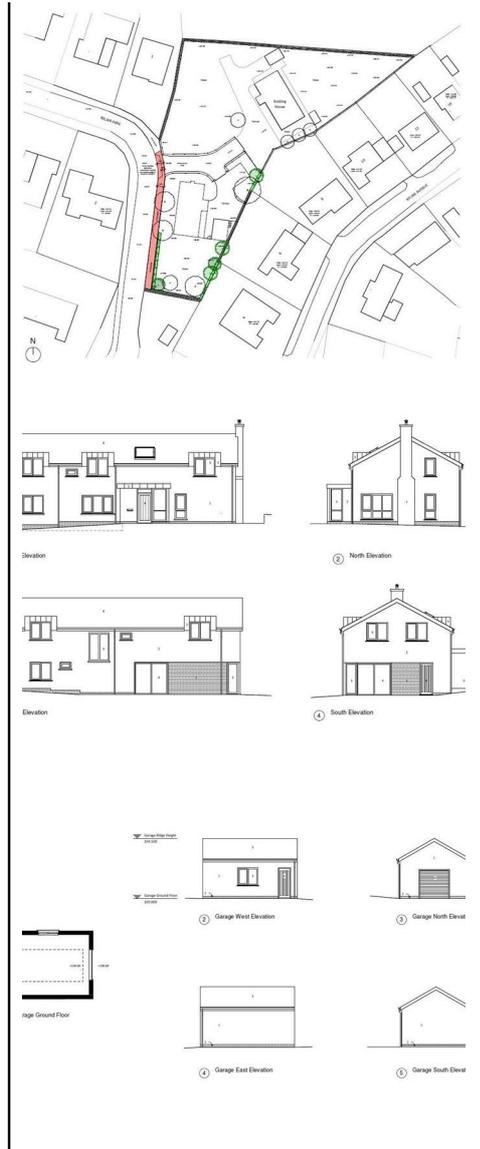
## Access

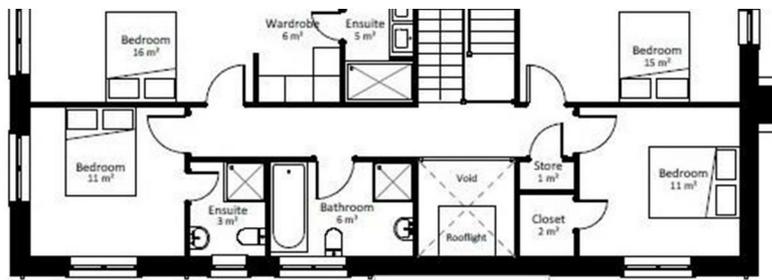
The existing access to 1a Belair Park is replaced by a central driveway with access for both properties. 1a Belair Park will retain ownership of the driveway, with a right of way for the new dwelling over the bottom section. The site is bordered by mature trees, hedging and timber fencing.

## Location

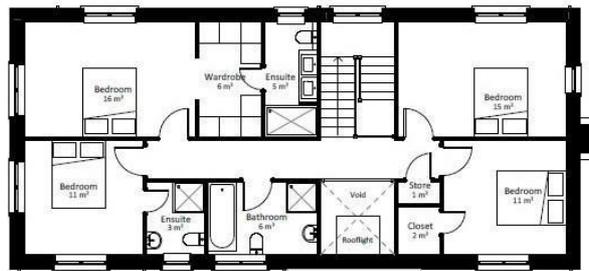
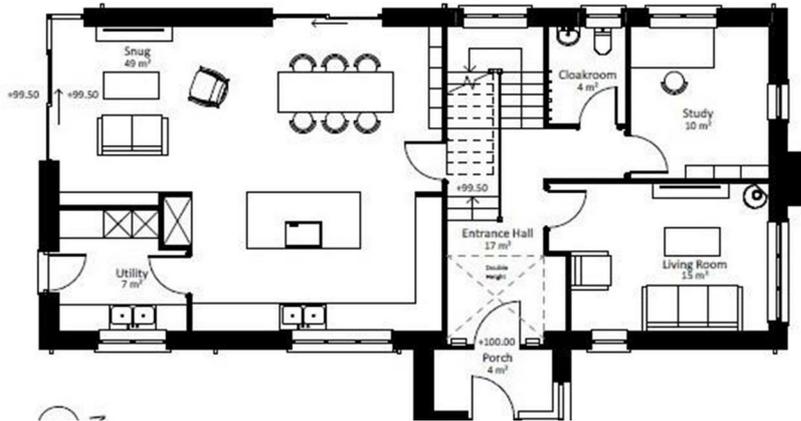
Belair Park is conveniently located in a rural cul-de-sac but with easy access to Belfast, Newtownards, Holywood and Bangor and because of its semi-rural location, close to many countryside walks. Close to a great range of amenities, leisure facilities and schools,

including the well known Regent House Grammar School.

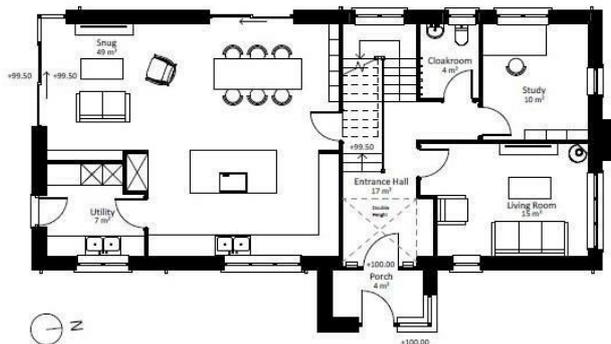




② First Floor



② First Floor



Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark