

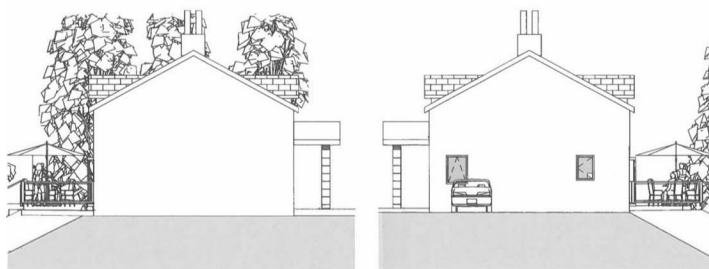


**SITE WITH FPP, LANDS TO THE SOUTH OF 40  
MOUNTAIN ROAD, NEWTOWNARDS, BT23 4UL**

**OFFERS AROUND £160,000**



EAST - FRONT ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

This site is situated on the Mountain Road, Newtownards, and offering full planning permission (approval of Reserved Matters) for a detached dwelling complete with a garage and parking facilities. Regarded as one of Newtownards' most prestigious addresses, this will present the builder, investor or owner occupier an opportunity to build a stunning energy efficient home in an idyllic setting.

Spanning approximately 0.5 acres, the property is enveloped by mature boundaries on its East, West and South sides, ensuring both privacy and a picturesque setting.

The site is conveniently positioned on the outskirts of Newtownards offering excellent convenience into the town and its many amenities including shops, cafes, restaurants and Blair Mayne Leisure Centre. There are various tourist attractions close by such as Helen's Tower, Scrabo Tower, Killynether Forest Park and Mount Stewart Gardens. Bangor and Belfast City Centres are easily accessible for commuting.

Contact our office for further details.



SECTION S/155

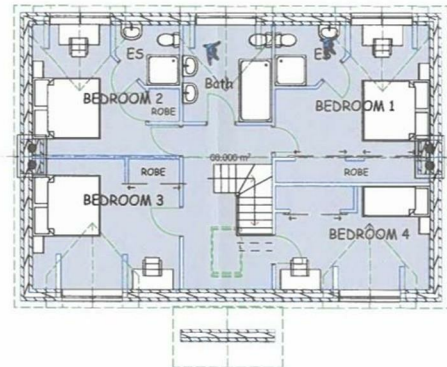
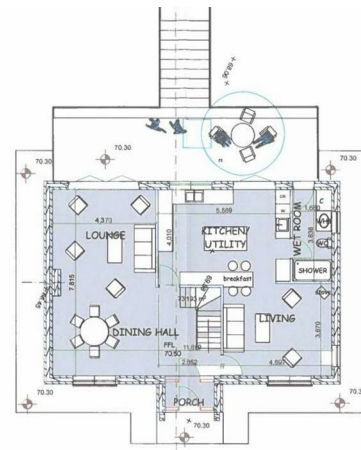


SECTION S/128



## Key Features

- Site Circa 0.5 Acre With Full Planning of Reserved Matters For One Dwelling Circa 1518 Sq Ft
- Lands to the South Of 40 Mountain Road, With A Neighbouring Site To The North
- Affluent Address Within Close Proximity To Newtownards Town Centre
- Excellent Opportunity For Builders, Investor Or Owner Occupier
- Semi-Rural, Private and Picturesque Setting
- Perfect Location For Commuting To Bangor Or Belfast City Centre



## Planning Permission

LA06/2022/1261/RM

Application received date 16 Dec 2022

Decision issued date 10 May 2024

Full Planning of Reserved Matter expiry date 10th May 2026

Outline Permission expiry date 18th November 2026

## Location

Land immediately to the South of 40 Mountain Road, Newtownards BT23 4UL.

Easy Access into Newtownards' Thriving Town Centre and its Amenities Such as Shops, Cafes, Restaurants, Schools and Blair Mayne Leisure Centre.

Various Tourist Attractions Close by Such as Helen's Tower, Scrabo Tower, Killynether Forest Park and Mount Stewart Gardens.

Excellent for commuting to Bangor or Belfast City.

## Site Details

The site is currently an agricultural field circa 0.5 acre, which falls from the roadside in a Westerly direction. There are trees with post and wire fencing along the northern boundary of the site, a low wall along the western boundary and the eastern boundary along the roadside is a stonewall with hedging and trees.

## Services

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.



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

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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