



* line for illustration purposes only

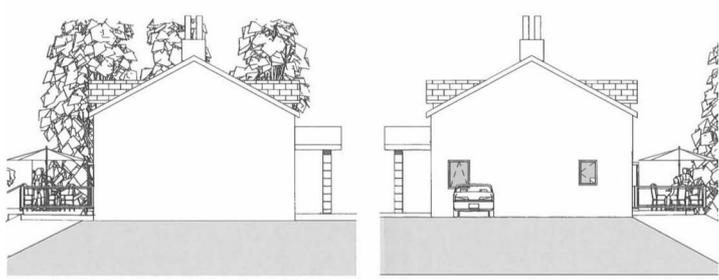
**SITE WITH FPP, LANDS TO THE SOUTH OF 40
MOUNTAIN ROAD, NEWTOWNARDS, BT23 4UL**

OFFERS AROUND £160,000



EAST - FRONT ELEVATION

grey concrete roof tiles
 WALLS
 white painted sand/
 cement render
 WINDOWS
 anthracite upvc
 RAINWATER GOODS
 anthracite pvc



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.



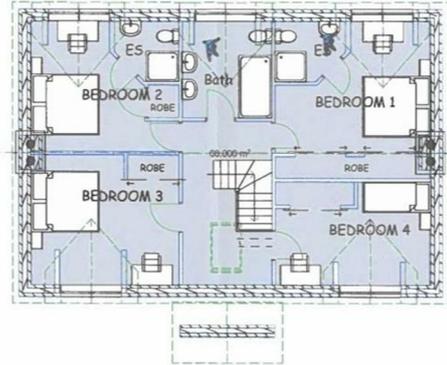
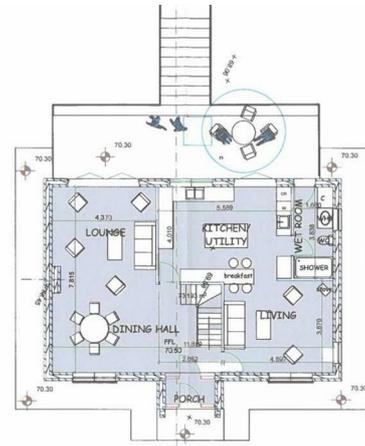
SECTION S/155



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.

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NEWTOWNARDS
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