

**SITE TO NORTH-EAST OF 8 FREDERICK PLACE,  
NEWTOWNARDS, BT23 4AW**

**OFFERS AROUND £100,000**

Site To North-east of 8 Frederick Place.  
LA06/2016/0363/F  
Decision issued date 13 Jan 2021  
Permission expiry date 12 Jan 2026

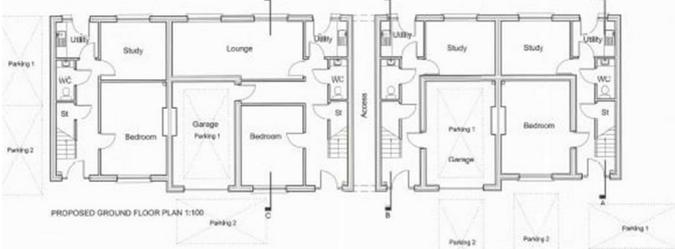
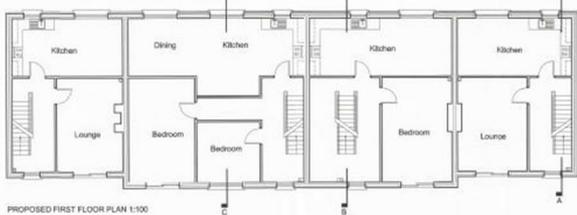
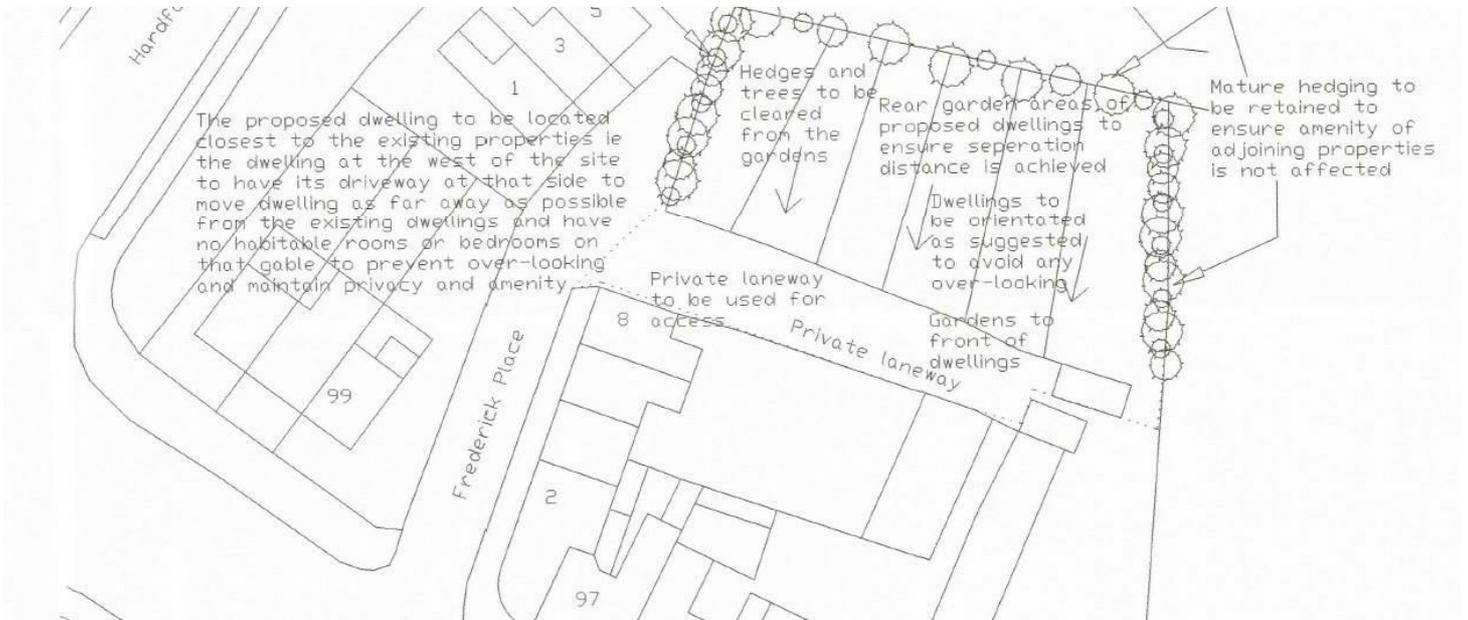
Full planning permission for four townhouses.

Three of the proposed town houses will be three-storey in nature, with one dormer to each front elevation. One of the mid terrace dwellings will be two-storey in nature which helps create a varied ridgeline and visual aspect, breaking up the massing. The town houses will all have a pitched roof design, with the maximum ridge height measuring 9.5m in height and a maximum eaves height of 6.5m. The town houses have one first-floor Juliet balcony each to the front elevation. External finishes include facing brickwork, painted render, uPVC windows and PVC rainwater goods.

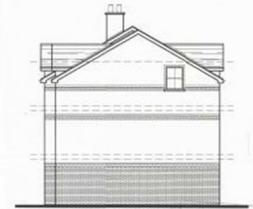
Newtownards is a busy commuter town located approximately 10 miles from Belfast, attracting shoppers and visitors from a wide catchment area throughout North Down and Belfast.



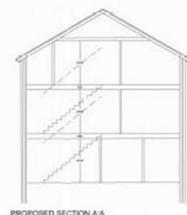
Existing Site Plan and Site Analysis



All windows shall be double glazed and in-line configuration and fitted with 'Smart' self-regulating automatic controls with heat recovery. Windows shall be 100% PVC-U. Windows shall be fitted to the inside of the property. A surface to finish shall be provided to the neighbouring property with the usual 10' height vertically the edge side of the window should be closest to the factory.



Roofing: Roof covering to be Felt, grey, GARDNER roof tiles. Walls to be Faced, brickwork and painted render as shown. Windows to be PVC-U. Facias, soffits and eaves to be PVC-U. PVC-U gutter and downpipe.



Applicant	Location	Description
Mr. [Name]	Site No. 100	Proposed 4 storey office building
Mr. [Name]	Site No. 100	Proposed 4 storey office building
Mr. [Name]	Site No. 100	Proposed 4 storey office building

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.