

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE WITH FPP, 98 PORTAFERRY
ROAD, NEWTOWNARDS, BT23**

OFFERS AROUND £297,500

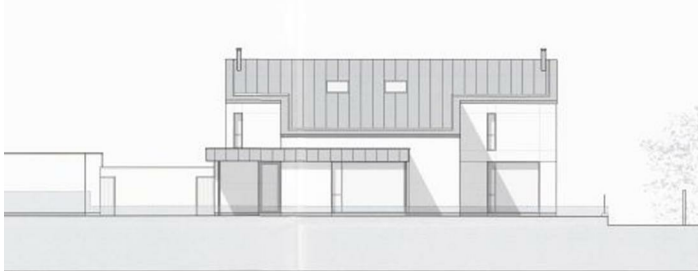


Discover a unique opportunity to create your dream home in a beautiful setting with stunning seaviews. Located at 98 Portaferry Road, on the southern edge of Newtownards, this attractive site benefits from full planning permission for a single dwelling. Set within the Strangford and Lecale Area of Outstanding Natural Beauty (AONB), the site offers a rare blend of countryside living with convenient road access and panoramic seaview.

LA06/2022/0281/F
Replacement dwelling, detached garage and associated landscaping.



Front Elevation



Side Elevation



Second Floor Plan



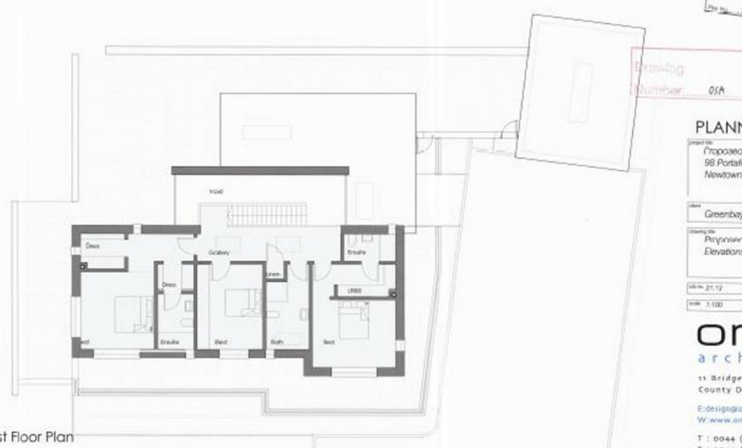
Rear Elevation



Front Elevation

Finishes

Roof - Grey folded zinc
Walls - Through colour folded grey zinc and composite panel del
Windows - Dark grey / double glazed



First Floor Plan

LA06 / 2022 / 0281
19A

PLANT

Proposed
98 Portaferry
Newtownards

Green Day
Preparation
Elevation

DATE: 21.12
SCALE: 1:100

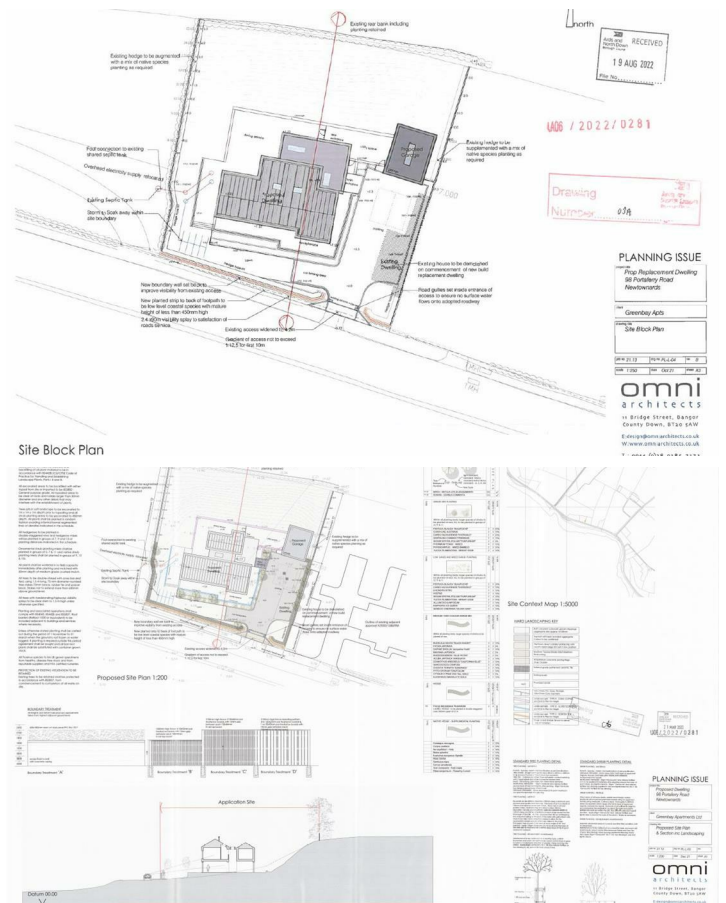
or
arc

11 Bridge
County D

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Key Features

- Excellent Development With Full Planning Permission Circa 0.3 Acre
- Uninterrupted Lough Views And Views Towards Scrabo Tower And Newtownards
- Close To Newtownards Town Centre And Main Arterial Routes
- Decision issued date 02 Aug 2023
- Permission expiry date 01 Aug 2028



Planning Conditions

Development Start: Must commence within 5 years of approval.

Demolition Requirement: Existing building on site must be demolished and cleared prior to new construction.

Landscaping: All planting to meet British Standards and carried out in the first planting season post-occupation.

Hedgerow Protection: All existing hedgerows are to be retained and maintained to support biodiversity and visual amenity.

Glazing Requirements: Privacy-preserving obscure glazing specified for key windows.

Access Construction: Vehicular access and visibility splays to be completed before building begins.

Environmental Buffer: Minimum 10m buffer from Strangford Lough boundaries to protect sensitive environmental features.

Site Details

Current Occupation: The site is presently occupied by the left-hand property of a pair of one and a half storey semi-detached dwellings.

Access: Direct vehicular access from Portaferry Road.

Planning Approval: Full planning permission granted under application LA06/2022/0281, with comprehensive site plans and landscaping proposals.

Location

Situated along Portaferry Road, just outside the defined settlement limit of Newtownards.

Close proximity to Finlay's Road junction, providing easy access to surrounding towns and villages.

Nestled in open countryside, among an appealing mix of homes of various sizes and styles.

Within the designated Strangford Lough ASSI, SAC & SPA, ensuring a protected and scenic environment.



PLANNING PERMISSION**Planning Act (Northern Ireland) 2011**Application No: **LA06/2022/0281/F**Date of Application: **21 March 2022**

Site of Proposed Development: **98 Portaferry Road
Newtownards
BT23 8SN**

Description of Proposal: **Replacement dwelling, detached garage and associated landscaping.**

Applicant: **Greenbay Apartments Ltd**Agent: **OMNI Architects**

Address: **25 Bingham Street
Bangor
BT20 5DW**

Address: **11 Bridge Street
Bangor
BT20 5AW**

Drawing Ref: **LA06/2022/0281 01. 03C. 04A. 05B. 06C & 07A**

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:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **Time Limit.**

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

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