

Rev A June 2020 Amendments incorpo



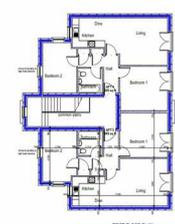
FRONT PERSPECTIVE



COURTYARD PERSPECTIVE

**DICKSON ARCHITECTURAL SERVICES**  
 @THE HUB, 141A GREYABBAY ROAD, BALLYWALTER, BT22 2HT  
 info@dicksonarchitecturalservices.co.uk 02842759007 07870914462 www.dicksonarchitecturalservices.co.uk

27 - 33 MAIN STREET, BALLYWALTER



FIRST FLOOR PLAN

**DICKSON ARCHITECTURAL SERVICES**  
 27 - 33 MAIN STREET, BALLYWALTER  
 FIRST FLOOR PLAN

## LANDS TO THE REAR OF, 27-33 MAIN STREET, BALLYWALTER, BT22 2PG

This site has planning for 4 apartments, two on the ground floor and two on the first floor, all benefitting from sea views and located within seconds of the beachfront and amenities.

Ballywalter is a small village located on the east coast of the Ards Peninsula between Donaghadee and Ballyhalbert. With a stunning beachfront, sandy beaches and beautiful pier area, this charming village offers seaside living with a range of amenities at hand and also benefits from being only 10 miles from Newtownards and 13 miles from Bangor. With the success of the already built Whitkirk House apartments, we anticipate good interest in this exciting development.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Northern Ireland EU Directive 2002/91/EC

**OFFERS AROUND £90,000**

# LANDS TO THE REAR OF, 27-33 MAIN STREET, BALLYWALTER, BT22 2DC.

## Key Features

Application No: **LA06/2018/1020/F**

Date of Application: **17th September 2018**

Site of Proposed Development: **Lands to the rear of 27-33 Main Street  
Ballywalter  
BT22 2PG**

Description of Proposal: **2 ground floor apartments and 2 first floor apartments**

Applicant: **Laburnumhill Properties Lt**  
Address: **16 Tullykevin Road  
Ballywalter  
Newtownards  
BT22 2NB**

Agent: **Dickson Architectural Services**  
Address: **The Hub  
141A Greyabbey Road  
Ballywalter  
Newtownards  
BT22 2NY**

Drawing Ref: **LA06/2018/1020/01, 02B, 03D, 04B, 05B and the Noise Impact Assessment prepared by Lester Acoustics dated 8 March 2017.**

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

Vertical line on the left side of the page.

Vertical line on the right side of the page.



**LANDS TO THE REAR OF, 27-33 MAIN STREET, BALLYWALTER, BT22  
2DC.**









# LANDS TO THE REAR OF, 27-33 MAIN STREET, BALLYWALTER, BT22 2DC.

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 Sandra on .

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. 16819226**

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

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

BALLYNAHINCH  
028 9756 1155

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