

MILLISLE ROAD, DONAGHADEE - Proposed Infill Dwelling

TYPE - A

FINISHES:

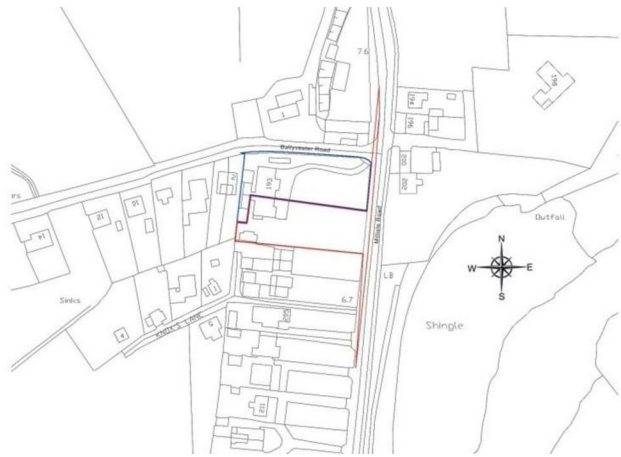
ROOF -	CONCRETE TILE/ SLATE LOOK-A-LIKE, COLOUR GREY
RWG -	ALUMINIUM COLOUR BLACK
WALLS -	SMOOTH RENDER, COLOUR OFF WHITE AS SHOWN
WINDOWS -	UPVC COLOUR WHITE AS SHOWN, ALUMINIUM COLOUR GREY AS SHOWN
DOORS -	HW TIMBER COLOUR GREY AS SHOWN, SLIDING PATIO DOORS COLOUR GREY

(Note : Opaque glazing to all bathroom ensuite windows.)

FRONT ELEVATION

SITE ADJ TO 195 MILLISLE ROAD,
DONAGHADEE, BT21 0LN

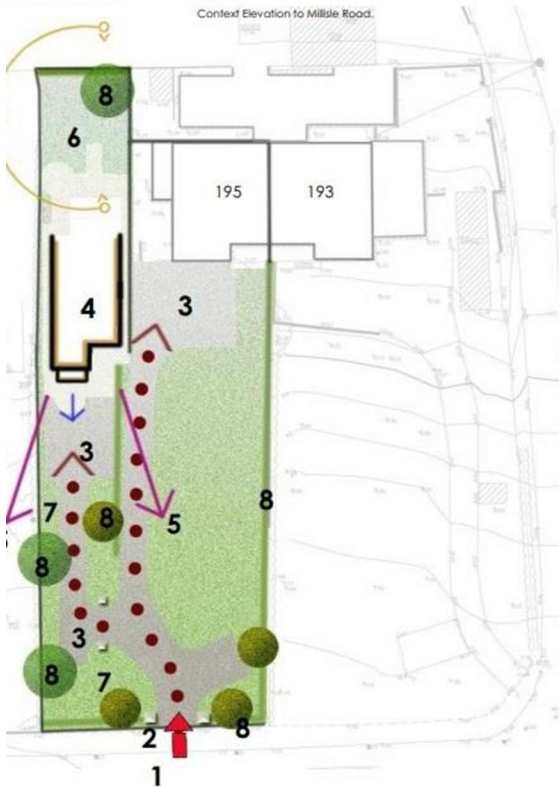
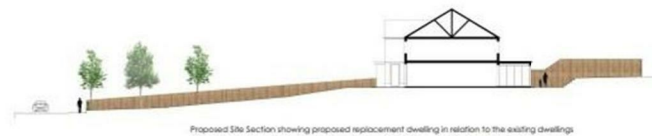
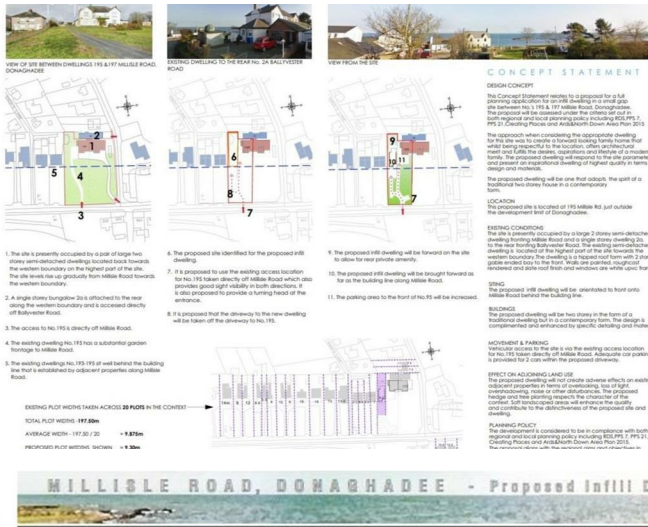
OFFERS AROUND £125,000



Conveniently located, the site is just minutes away from the charming Donaghadee Commons, where you can enjoy leisurely strolls and the beauty of the surrounding area. Additionally, all local amenities are within walking distance, ensuring that you have everything you need right at your fingertips.

This site can be sold as one complete lot or two (to include adjacent semi-detached), allowing for flexibility in your development plans. Whether you envision a single family residence or are considering a larger scheme, this site offers the potential to realise your vision in a desirable location.

For further details and to explore the possibilities this land has to offer, please do not hesitate to contact our office. This is a rare chance to secure a prime site in a vibrant community, and we encourage you to act swiftly to avoid disappointment.



- 1 It is proposed to use the existing access location for No.195 taken directly off Millisle Road which also provides good sight visibility in both directions. It is also proposed to provide a turning head at the entrance for visitors and service vehicles. The access provides adequate visibility in both directions.
- 2 The shared entrance to the site will be marked by a pair of feature indigenous trees and a pair of stone pillars either side.
- 3 Individual driveways will provide adequate parking and turning for each dwelling.
- 4 The proposed infill dwelling will be orientated to front Millisle Road as per the existing houses.
- 5 The proposed dwelling will benefit from uninterrupted, panoramic views over the water towards the east.
- 6 The private rear garden will benefit from afternoon and evening sun where formal living rooms are located which will open out onto patios
- 7 Landscaped gardens to the front will be overlooked by the new dwelling where everyday living and master bedroom are located.
- 8 Indigenous feature tree planting will enhance the setting and create an attractive elevation. Small indigenous hedge planting will define areas and soften the development.



Proposed infill dwelling.

The character and proportions will reflect that of the context, with materials of like state look-a-like, off white render and white/grey window frames.

The proposed dwelling will be one that adopts the spirit of a traditional two storey house in a contemporary form.

The proposed dwelling will be two storey, in the form of a traditional dwelling in a contemporary form. The design is complemented and enhanced by specific detailing and materials.



Key Features

- For Sale In One Or Two Lots, As Part Of A Larger Development Scheme
- Walking Distance To Donaghadee Town Centre And All Amenities
- Uninterrupted Sea Views And Minutes From Donaghadee Commons
- See Separate Listing For Adjacent Property At 195 Millisle Road
- Full Planning Pending

TYPE - A



GROUND FLOOR PLAN

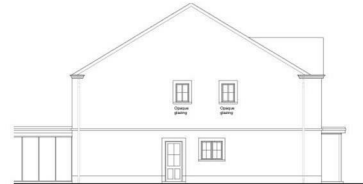


FIRST FLOOR PLAN



REAR ELEVATION

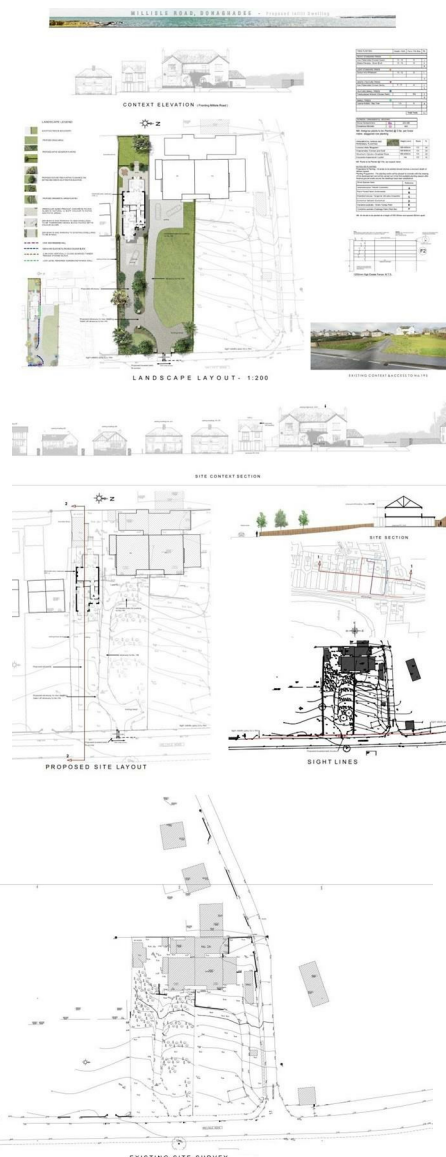
FINISHES:
ROOF: CONCRETE TILE SLATE LOOK-A-LIKE
WALLS: CONCRETE BLOCK WITH WHITE GROUT
FLOORS: POLISHED CONCRETE
WINDOWS: UPVC COLOURED TO MATCH
DOORS: UPVC COLOURED TO MATCH
SKYLINE: POLISHED CONCRETE
(Note: Dependent on planning and construction details.)




SIDE-1 ELEVATION



FINISHES:
ROOF: CONCRETE TILE SLATE LOOK-A-LIKE
WALLS: CONCRETE BLOCK WITH WHITE GROUT
FLOORS: POLISHED CONCRETE
WINDOWS: UPVC COLOURED TO MATCH
DOORS: UPVC COLOURED TO MATCH
SKYLINE: POLISHED CONCRETE
(Note: Dependent on planning and construction details.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

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 9188 8000.

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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CAVEHILL
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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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