

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



28 DUNLADY ROAD, DUNDONALD, BT16 1TT

OFFERS AROUND £275,000

Full planning for replacement dwelling.

Perfectly placed within minutes of Dundonald, with excellent access to the Craigantlet Hills for commute to Hollywood and Belfast, this unique opportunity is ideally set on an elevated site with unrivalled, far-reaching, views to Scrabo, and open countryside and the Mourne Mountains.

The site is circa 1.2 acres, with services readily available for the new replacement dwelling. The site also features a detached triple garage with roof space storage and excellent ridge height (suitable for conversion subject to necessary permissions), stone outbuilding containing; one stable, kennels and a tack room, tractor shed, steel outbuilding, hardstanding and surrounding mature gardens.

Due to the nature of the site, we recommend contacting our office to arrange a site visit.

Building control and structural calculations are available upon request.





Planning Permission

Full planning permission was granted on the 23rd February 2023 with full details available on the planning portal website using reference: LA05/2022/0533/F.

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.

Access

Site is accessed via a stone shared driveway off the Dunlady Road, with hardcore concrete driveway leading up to rear of proposed dwelling. The site is advantaged by its elevated position, screened by mature hedging and trees.

Location

Travelling from Belfast towards Dundonald, go through Dundonald village and Dunlady Road is on your left hand side at the lights before the dual carriageway. Continue up this road past Dunlady Manor and Lambert developments and number 28 is on the left hand side.

Site Details

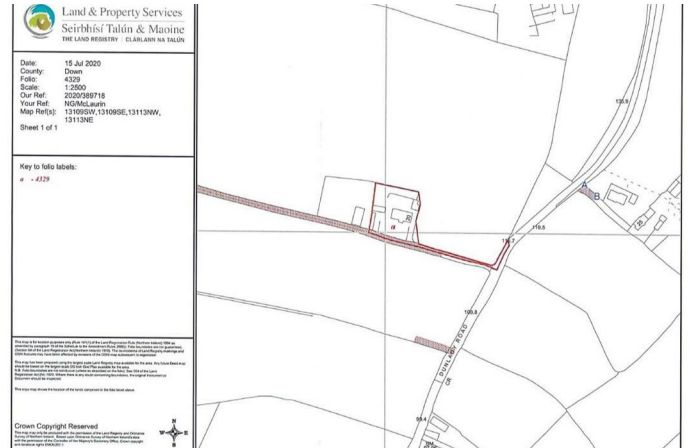
The site is on two separate folios and currently consists of the site for replacement dwelling, a detached triple garage, stone outbuilding containing; one stable, kennels and a tack room, and farm outbuildings. The site is circa 1.2 acre, including 0.3 acre paddock to the West of the site.

Building Control

Building control plans approved to include -

3050 sq ft property.
Zoned underfloor heating.
Air source heat pump.
Heat recovery ventilation system.
Solar PV system.
Treatment plant.

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is associated/related to a current employee of Ulster Property Sales.



Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

15 Jul 2020
County: Down
Folio: DN28547
Scale: 1:2500
Our Ref: 2020/389720
Ref: NG/McLaurin
Ref(s): 13109SW, 13109SE, 13113NW, 13113NE
Sheet 1 of 1

Key to folio labels:
DN28547

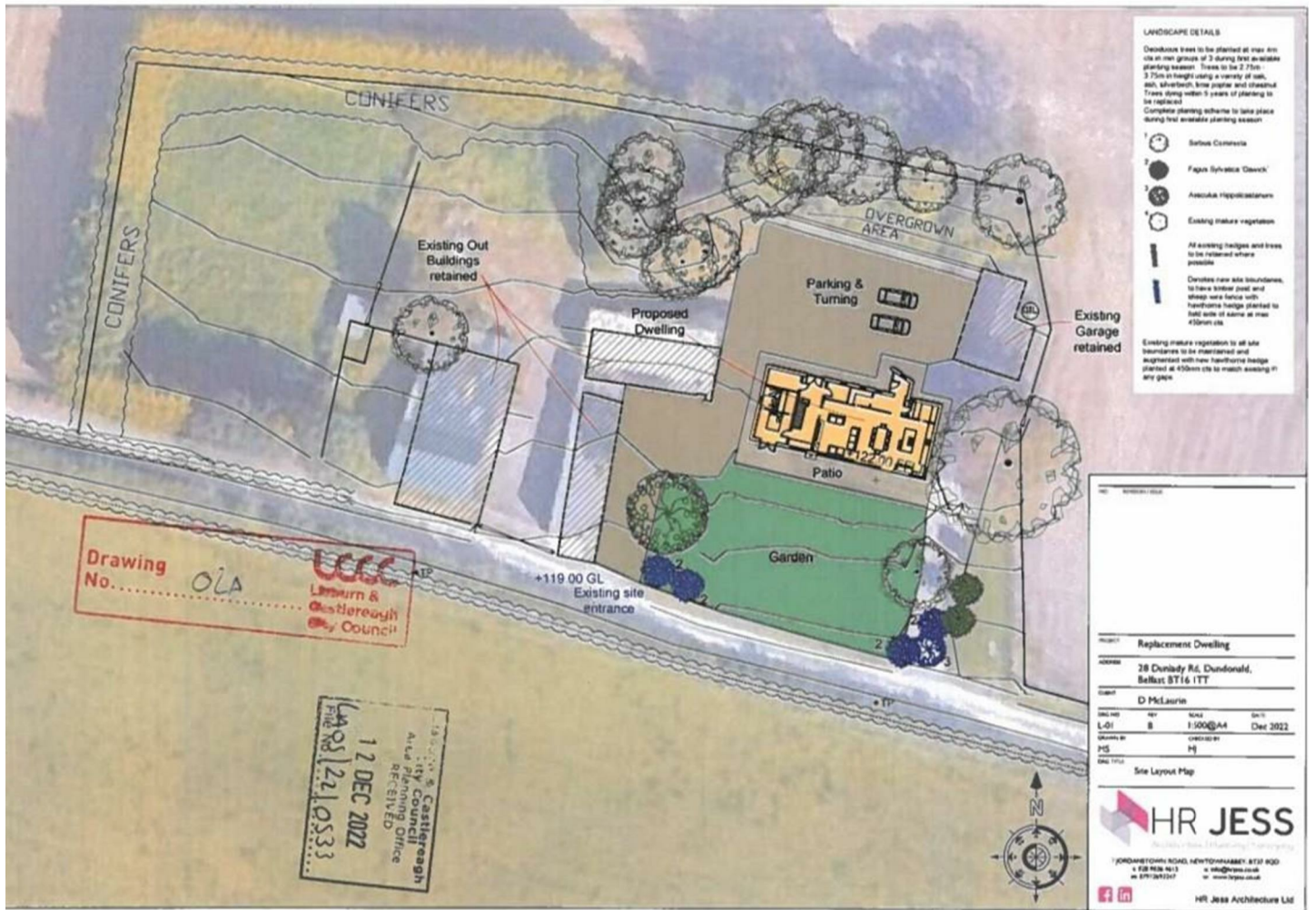
For location purposes only (Rule 14(1)(i) of the Land Registration Rule (Northern Ireland) 2004 as amended) 19 of the Schedule to the Amendment Rules 2004). Folio boundaries are not guaranteed. The Land Registry does not warrant the accuracy of the map. The co-existence of Land Registry markings and any other markings on the map may be affected by revisions of the OSNI map subsequent to registration.

been prepared using the largest scale Land Registry map available for the area. Any future Deed map will be on the largest scale OS map available for the area. Folio boundaries are not conclusive (unless so described on the folio). See 264 of the Land Act (No 1972). Where there is any doubt concerning boundaries, the original instrument or title should be inspected.

1 shows the location of the lands comprised in the folio listed above.

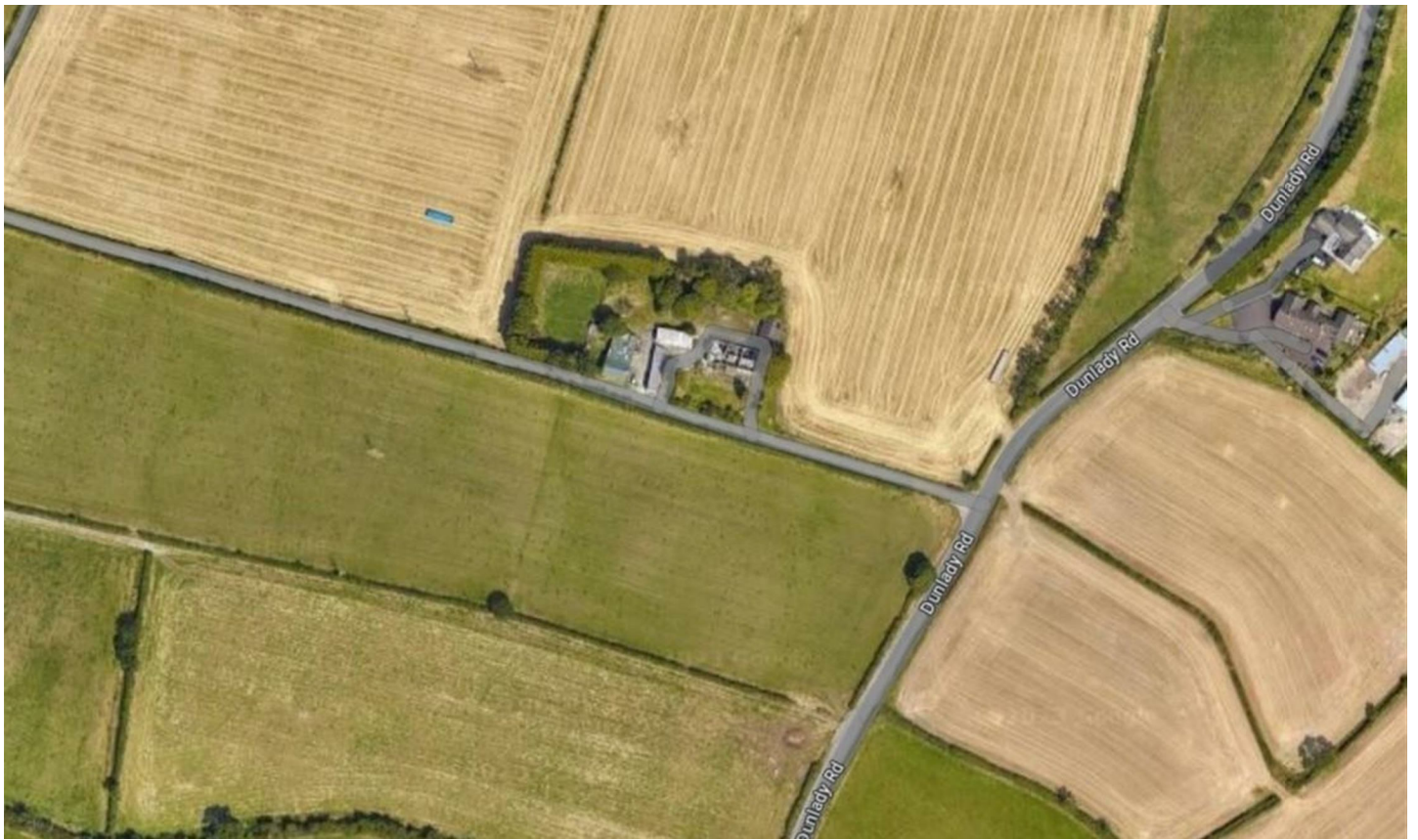
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Questions you may have. **Which mortgage would suit me best?**

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 9047 1515.

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

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



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