

# For Sale

SimonBrien

Asking Price: £650,000



Site At 117 Station Road,  
Craigavad,  
BT18

[simonbrien.com](http://simonbrien.com)



## INTRODUCTION

The sale of this prime waterfront site represents one of the few remaining opportunities to acquire an undeveloped site in the heart of Craigavad, on the North Down coastline between Cultra and Helen's Bay.

This superb site offers extensive frontage with direct access to the coastal path and commands uninterrupted views across Belfast Lough stretching from Belfast, along the County Antrim shoreline, to Scotland.

In recent years, some of the finest contemporary and traditionally designed new homes in Northern Ireland have been built in the North Down area which would be at the pinnacle of the Northern Ireland housing market. The continued confidence in this most exclusive residential area has also underpinned house values.

Whilst the tree lined Station Road provides a most attractive approach to this coastal site, the location could not be more convenient with coastal walks literally on your door step extending to Holywood, Helen's Bay and Bangor. Royal North of Ireland Yacht Club is within walking distance and the site runs parallel to the 8th hole on the Royal Belfast Golf Course.

For the commuter, Holywood is only five minutes away, Bangor 10 minutes, and Belfast approximately 15 minutes.

The nearby railway halt also provides a regular service to Belfast and Bangor, and Belfast City Airport is within 10 minutes' drive.

All in all, a unique opportunity to acquire an exceptional waterfront building site in the highly sought after North Down area.

## PLANNING STATUS

Planning Consent is as follows:  
117a Station Road – Circa 0.5 acres  
Renewal of outline approval reference W/2013/0207/O for one private house  
Planning Ref: LA06/2019/1104/01, 02  
Date of Approval: 22nd June 2020

Asking Price £650,000

## FURTHER INFORMATION & VIEWING

Please contact our North Down office on 028 9042 8989 for further information and to arrange a viewing.

### OUTLINE PLANNING PERMISSION Planning Act (Northern Ireland) 2011

Application No: **LA06/2019/1104/O**

Date of Application: **4th November 2019**

Site of Proposed  
Development:

**Lands immediately to the east of no.117 Station Road,  
Holywood, BT18 0BU**

Description of Proposal:

**Renewal of outline approval reference LA06/2016/0683/O for  
one private dwelling.**

Applicant:  
Address:

Agent: **Iain Stewart Ltd Architect**  
Address: **63 Clifton Road  
Bangor  
BT20 5HY**

Drawing Ref: **LA06/2019/1104/01, 02**

The Council in pursuance of its powers under the above-mentioned Act hereby

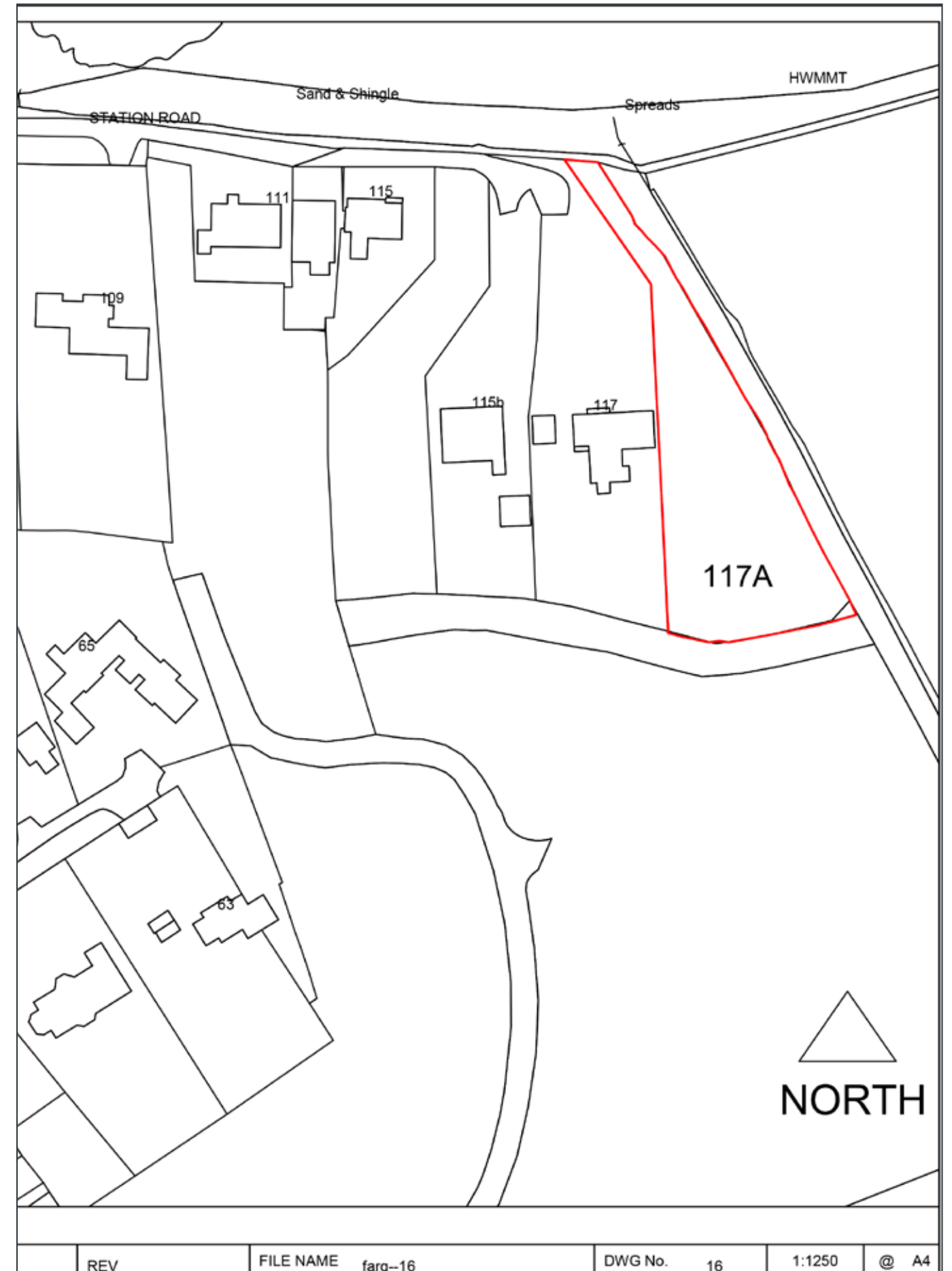
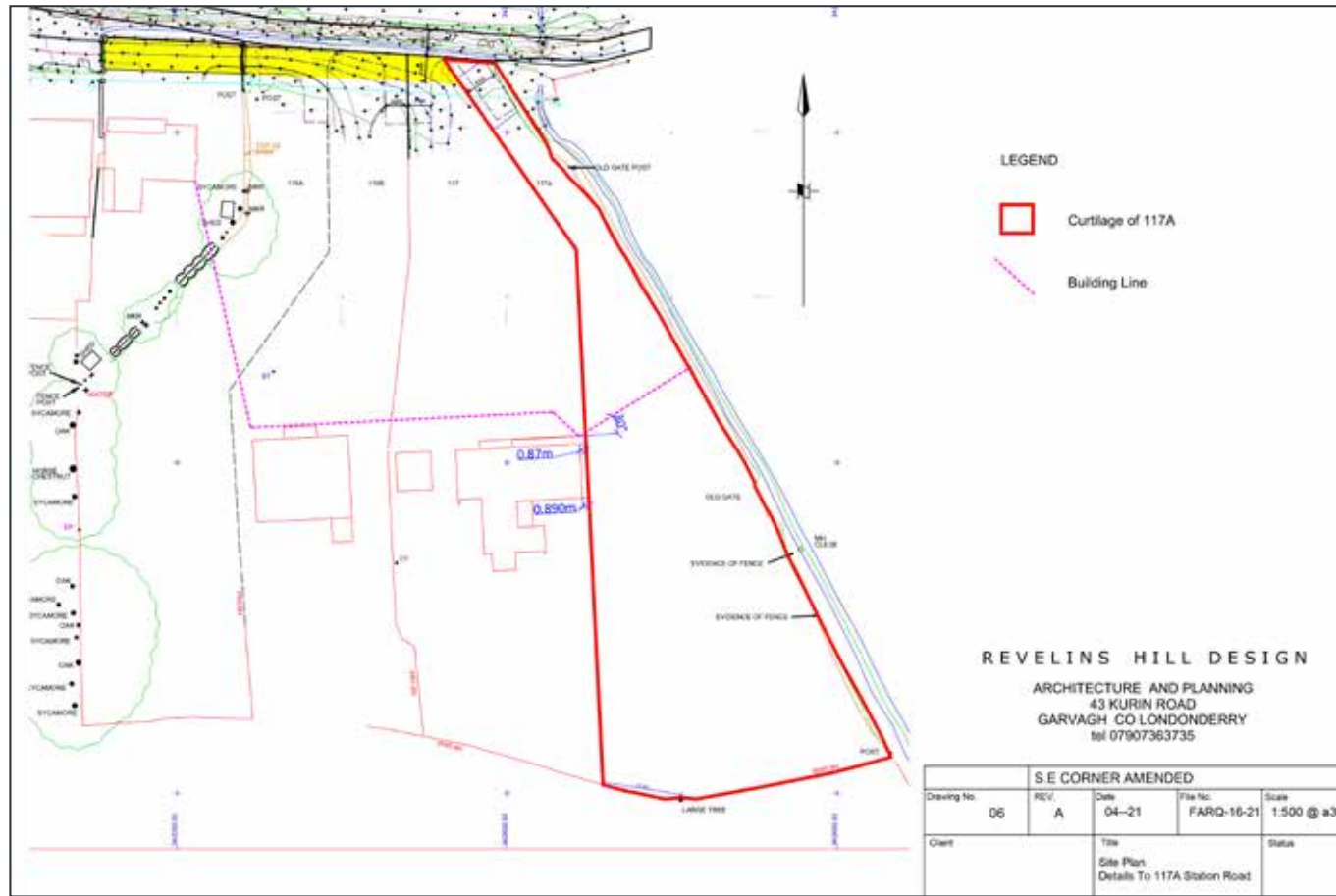
### GRANTS OUTLINE PLANNING PERMISSION

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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: **As required by Section 62 of the Planning Act (Northern Ireland) 2011.**











# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



# SimonBrien



REF: SHJD/II/23/AN



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