

For Sale

SimonBrien

Asking Price: £195,000



Building Site At
22A Ballymiscaw Road,
Holywood,
BT18 9RR

simonbrien.com

KEY FEATURES

- Generous site with planning passed for a detached family home
- The site extends to approximately 0.6 acres in total
- Outline Planning Consent granted for conversion of existing dwelling including alterations, extensions to rear and detached garage (Planning reference – LA06/2019/0427/F).
- Highly regarded and most convenient location

SUMMARY

A fantastic opportunity to acquire a residential building site on Ballymiscaw Road. Outline Planning Consent has been granted for conversion of existing dwelling including alterations, extensions to rear and detached garage (Planning reference – LA06/2019/0427/F).

The site area extends to c. 0.6 acre and whilst the setting of the site benefits from all the attributes of rural living, the location could not be more convenient:

Belmont village - 5 minutes
Holywood town centre – 8 minutes
Ballyhackamore - 8 minutes
Newtownards – 10 minutes
Dundonald – 10 minutes
Belfast – 15 minutes
Bangor 15 minutes

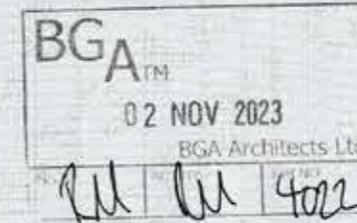
The location provides easy access to Holywood Town, Ballyhackamore village just minutes' away and easily commutable to Bangor, and Belfast Cities.

This is an excellent opportunity to purchase a building site for a single dwelling with planning approval. The house will extend to approximately 2300sq ft.

Rarely does a building plot of this calibre become available on the open market. The sale of this site is a great opportunity in this highly regarded North Down location.



PLANNING PERMISSION



Planning Act (Northern Ireland) 2011

Application No: **LA06/2023/1436/F**

Date of Application: **6 February 2023**

Site of Proposed
Development:

**22a Ballymiscaw Road
Holywood
BT18 9RR**

Description of Proposal:

Conversion of existing store to dwelling including alterations, extension to rear and detached garage (in substitution of previous approval LA06/2019/0427/F)

Applicant:

Agent: **John Lavery BGA Architects**

Address:

Address: **Sketrick House
Jubilee Road
Newtownards
BT23 4YH**

Drawing Ref: **01, 02, 03B & 04**

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.

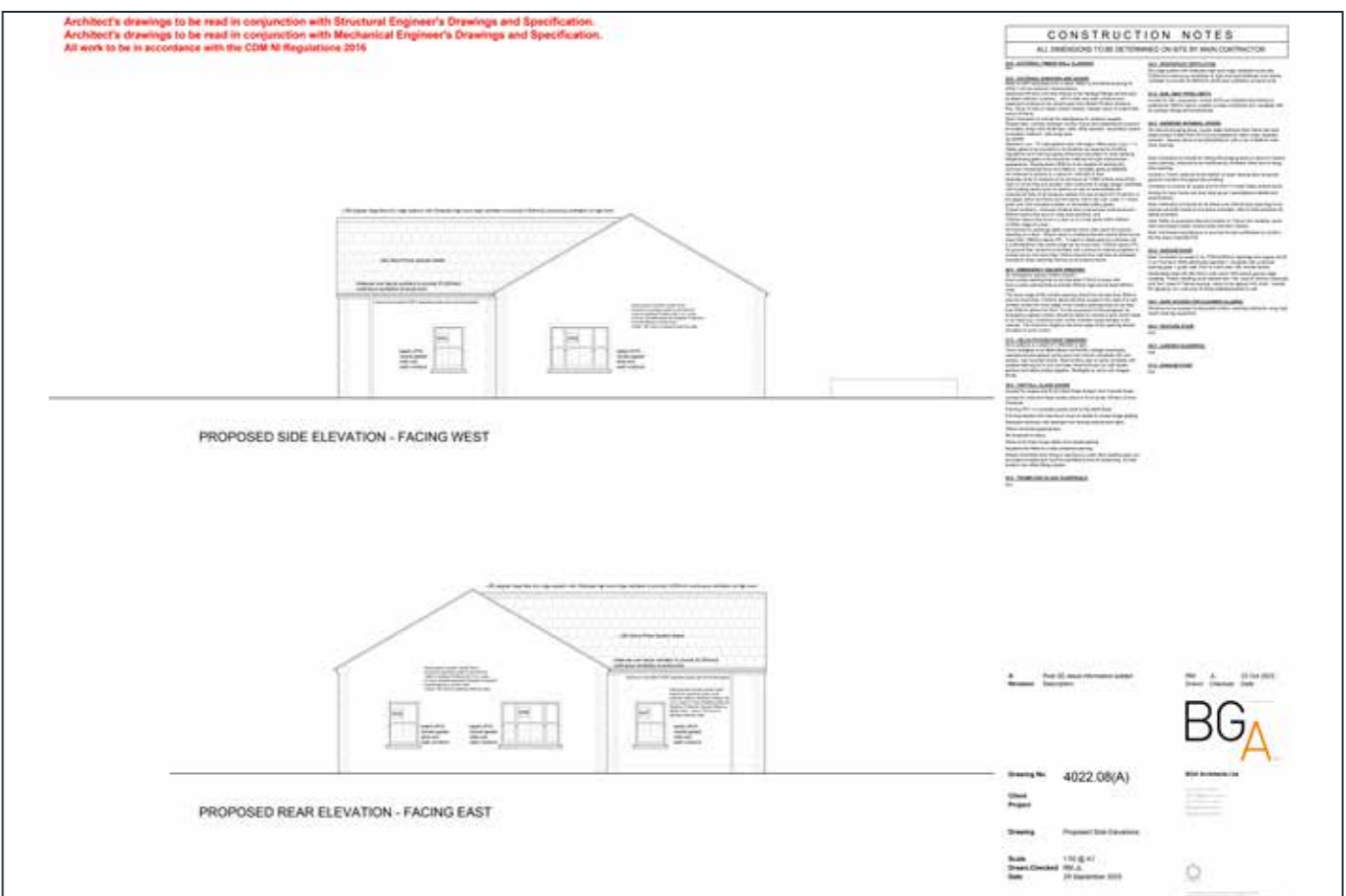
2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the DRG 02: Proposed Site Plan, prior to the commencement of the development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

LA06/2023/1436/F

LA06

Page 1 of 3



Architect's drawings to be read in conjunction with Structural Engineer's Drawings and Specification.
 Architect's drawings to be read in conjunction with Mechanical Engineer's Drawings and Specification.
 All work to be in accordance with the CDM NI Regulations 2018.

CONSTRUCTION NOTES
 ALL DIMENSIONS TO BE SET FORMED ON SITE BY MAIN CONTRACTOR

PROPOSED GARAGE FRONT ELEVATION

PROPOSED GARAGE REAR ELEVATION

PROPOSED GARAGE SIDE ELEVATION - FACING WEST

PROPOSED GARAGE SIDE ELEVATION - FACING EAST

PROPOSED SECTION E-E

BGA
 Brien Guy Architects Ltd
 Drawing No: 4022.09(A)
 Date: 20 September 2022

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

Date: 24 Nov 2022
 County: Down
 Folio: DN23475
 Scale: 1:2500
 Our Ref: 2022/933800
 Your Ref: - 22a Ballymiscaw R
 Map Ref(s): 13012NE, 13012SE
 Sheet 1 of 1

Key to folio labels:
 a - DN23475

BALLYMISCRAW ROAD

Crown Copyright Reserved

Architect's drawings to be read in conjunction with Structural Engineer's Drawings and Specification.
 Architect's drawings to be read in conjunction with Mechanical Engineer's Drawings and Specification.
 All work to be in accordance with the CDM NI Regulations 2018.

CONSTRUCTION NOTES
 ALL DIMENSIONS TO BE SET FORMED ON SITE BY MAIN CONTRACTOR

LANDSCAPING NOTES

LANDSCAPING PLAN

BGA
 Brien Guy Architects Ltd
 Drawing No: 4022.05(B)
 Date: 20 September 2022

LAND & PROPERTY SERVICES
 Seirbhís Talún & Maoine
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

PROJECT No: 22038
DRAWING No: AD01
DATE: 30th July 2022
SCALE: 1:500 @ A3
PROJECT: No. 22a Ballymiscaw, Holywood Belfast
MASTER DRAWING

VALUER

Ryan McAvoy

Simon Brien - Hollywood
48 High Street, Hollywood
Co. Down, BT18 9AE
T: 028 9042 8989
E: hollywood@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
503 Lisburn Road, Belfast,
Co. Antrim, BT9 7EZ
T: 028 9066 5544
E: office@crawfordmulholland.com



SimonBrien



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.