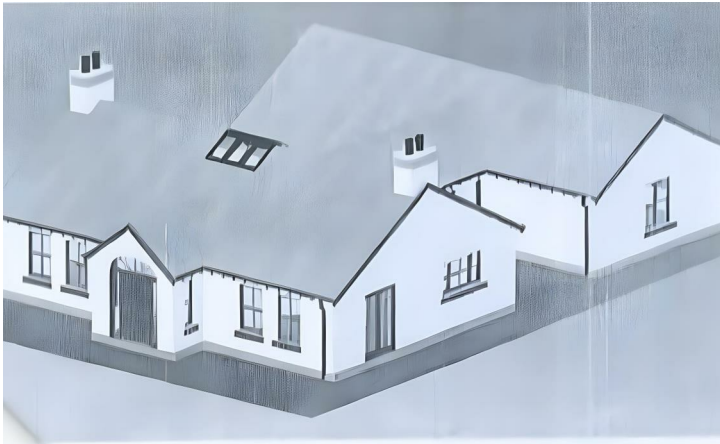
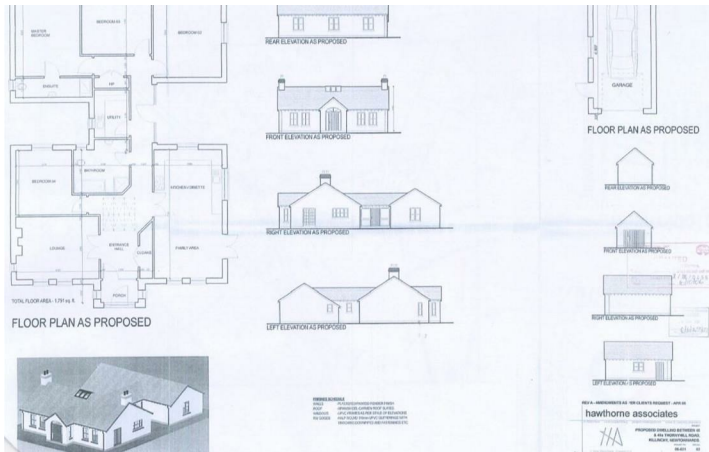


**FPP, ADJACENT TO 45 THORNYHILL ROAD,
KILLINCHY, NEWTOWNARDS, BT23 6SQ**

OFFERS AROUND £100,000

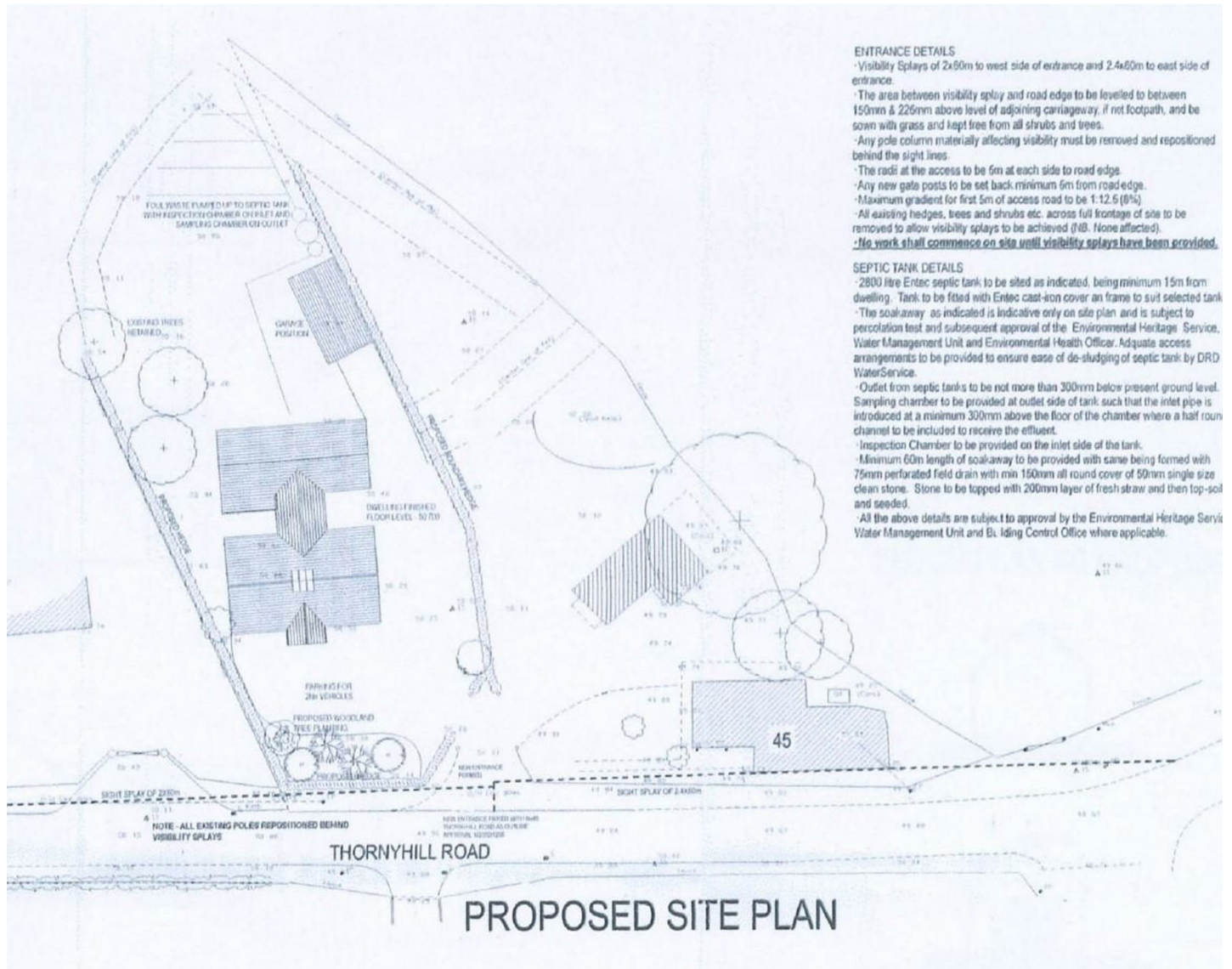


Located on Thorny Hill Road in the picturesque village of Killinchy, Newtownards, this exceptional development site presents a remarkable opportunity for those looking to create their dream home. Spanning approximately 0.4 acres, the land boasts full planning permission, allowing for the construction of a charming four-bedroom cottage-style residence.

The site is already equipped with installed foundations, streamlining the building process and enabling you to bring your vision to life with ease. Surrounded by the countryside, this location offers a perfect blend of tranquillity and accessibility, making it an ideal setting for family living or a peaceful retreat.

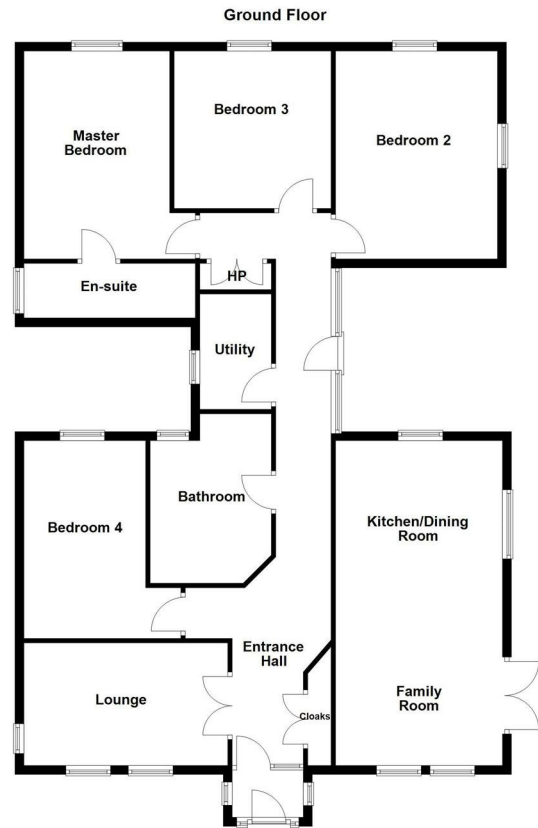
Whether you are an experienced developer or a first-time buyer eager to embark on a new project, this site holds immense potential. Embrace the opportunity to create a bespoke home in a delightful community, where you can enjoy the best of rural living while remaining within reach of local amenities and transport links.

Do not miss the chance to secure this prime development site in Killinchy, where your dream home awaits.



Key Features

- Full Planning Permission For Detached Dwelling And Garage
- X/2006/0455/RM
- Site Circa 0.4 Acre
- Foundations Already Installed With Inspection Report Available On Request



An attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been guaranteed as to their operability or efficiency can be given.
Plan produced using PlanUp.

Planning Permission

X/2006/0455/RM

Between 45 and 45a Thornyhill Road, Killinchy, BT23 6SQ

Proposed dwelling and garage

Date of Application: 9th May 2006

Planning Permission Granted: 16th October 2006

Location

Thornyhill Road enjoys a prime location with convenient access to Killinchy, Comber, Newtownards, Dundonald, and Belfast, all within a short commute and well-served by excellent transport links. The area falls within the catchment of highly regarded schools, including Killinchy Primary School and Carrickmannon Primary School. Killinchy is renowned for its award-winning restaurants, such as Balloo House and The Poachers Pocket, offering exceptional dining experiences. Outdoor enthusiasts will appreciate the stunning surroundings, with Strangford Lough Yacht Club and Activity Centre providing paddleboarding, kayaking, and sea swimming groups. For those who enjoy mountaineering, the Mourne Mountains are within easy reach. Additionally, George Best Belfast City Airport is just a 30-minute drive away, offering direct flights to the UK mainland, making travel convenient and accessible.

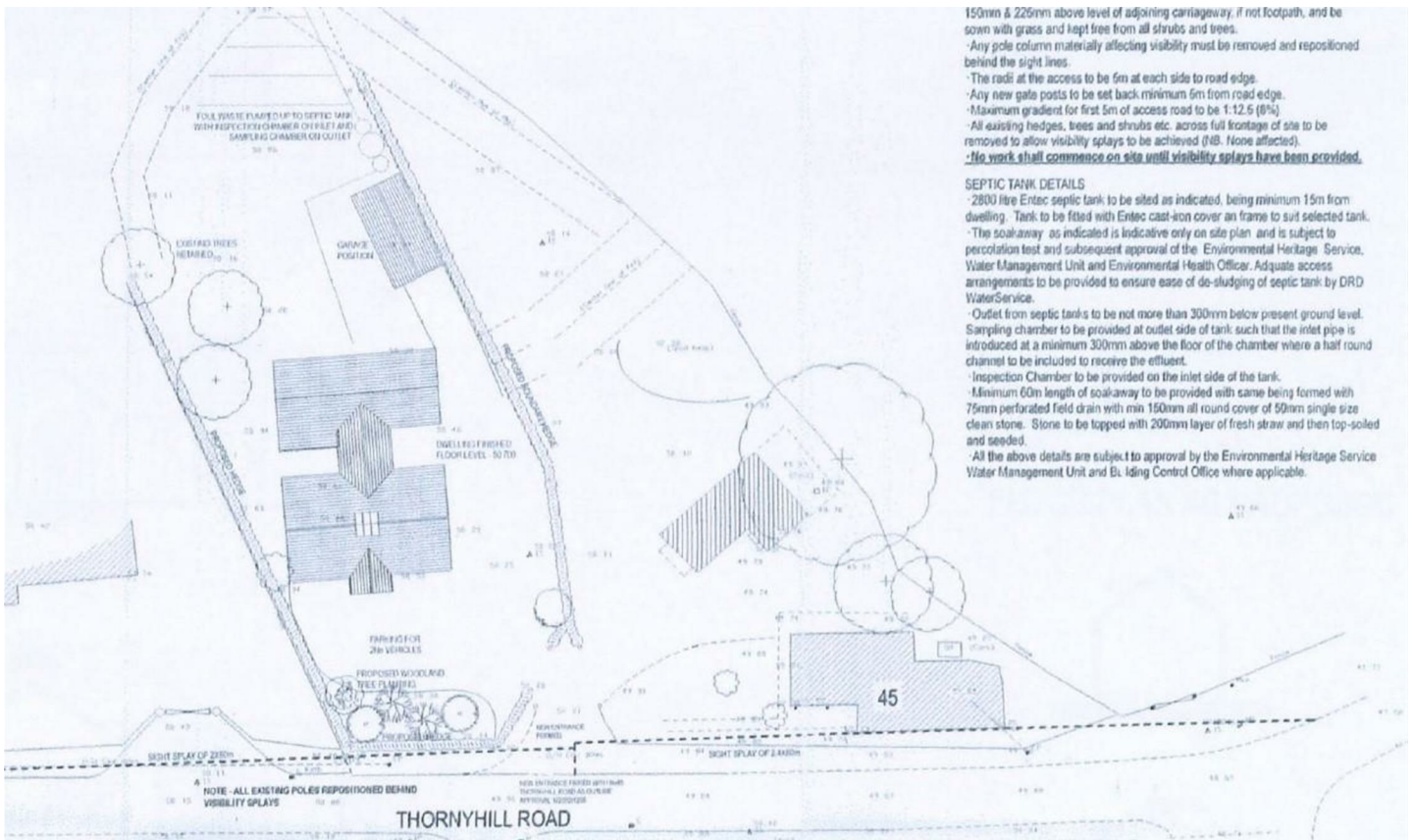
Site Details

The site is circa 0.4 acre. There are mature trees along the North Westerly boundary of the site.

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.





150mm & 225mm above level of adjoining carriageway, if not footpath, and be sown with grass and kept free from all shrubs and trees.
 -Any pole column materially affecting visibility must be removed and repositioned behind the sight lines.
 -The radii at the access to be 5m at each side to road edge.
 -Any new gate posts to be set back minimum 5m from road edge.
 -Maximum gradient for first 5m of access road to be 1:12.5 (8%)
 -All existing hedges, trees and shrubs etc. across full frontage of site to be removed to allow visibility splays to be achieved (NB. None affected).
-No work shall commence on site until visibility splays have been provided.

SEPTIC TANK DETAILS

-2800 litre Entec septic tank to be sited as indicated, being minimum 15m from dwelling. Tank to be fitted with Entec cast-iron cover a frame to suit selected tank.
 -The soakaway as indicated is indicative only on site plan and is subject to percolation test and subsequent approval of the Environmental Heritage Service, Water Management Unit and Environmental Health Officer. Adequate access arrangements to be provided to ensure ease of de-sludging of septic tank by DRD WaterService.
 -Outlet from septic tanks to be not more than 300mm below present ground level. Sampling chamber to be provided at outlet side of tank such that the inlet pipe is introduced at a minimum 300mm above the floor of the chamber where a half round channel to be included to receive the effluent.
 -Inspector Chamber to be provided on the inlet side of the tank.
 -Minimum 60m length of soakaway to be provided with same being formed with 75mm perforated field drain with min 150mm all round cover of 50mm single size clean stone. Stone to be topped with 200mm layer of fresh straw and then top-soled and seeded.
 -All the above details are subject to approval by the Environmental Heritage Service Water Management Unit and Building Control Office where applicable.



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 91811444.

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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