

SITE TO THE REAR OF 14 BALLYWALTER ROAD, GREYABBEY, NEWTOWNARDS, BT22 2RE

This exceptional property offers a rare opportunity to build your dream home in a tranquil rural setting, with full planning permission for a detached two-storey dwelling with garage, plus an additional 5 acres of agricultural land.

The proposed dwelling is designed with a ridge height of 8.6m and an underbuild of 0.2m, featuring a classic pitched roof with natural slate or concrete tiles and two rendered chimneys. The external walls will be finished in self-coloured render with elegant grey quoins, while timber or uPVC windows complete the attractive exterior. The garage will be single-storey and constructed with materials to match the dwelling, located in the northeast corner of the site.

Positioned at the northern end of the site, the dwelling benefits from a good separation from neighboring properties, No 14 and No 12 Ballywalter Road. The site's lower level and mature tree coverage ensure that the property will be discreetly screened from the road, preserving the rural character and privacy.

This is a fantastic opportunity to create a spacious home in an idyllic rural location while enjoying the benefits of agricultural land and an approved planning framework. Don't miss out on this rare offering!

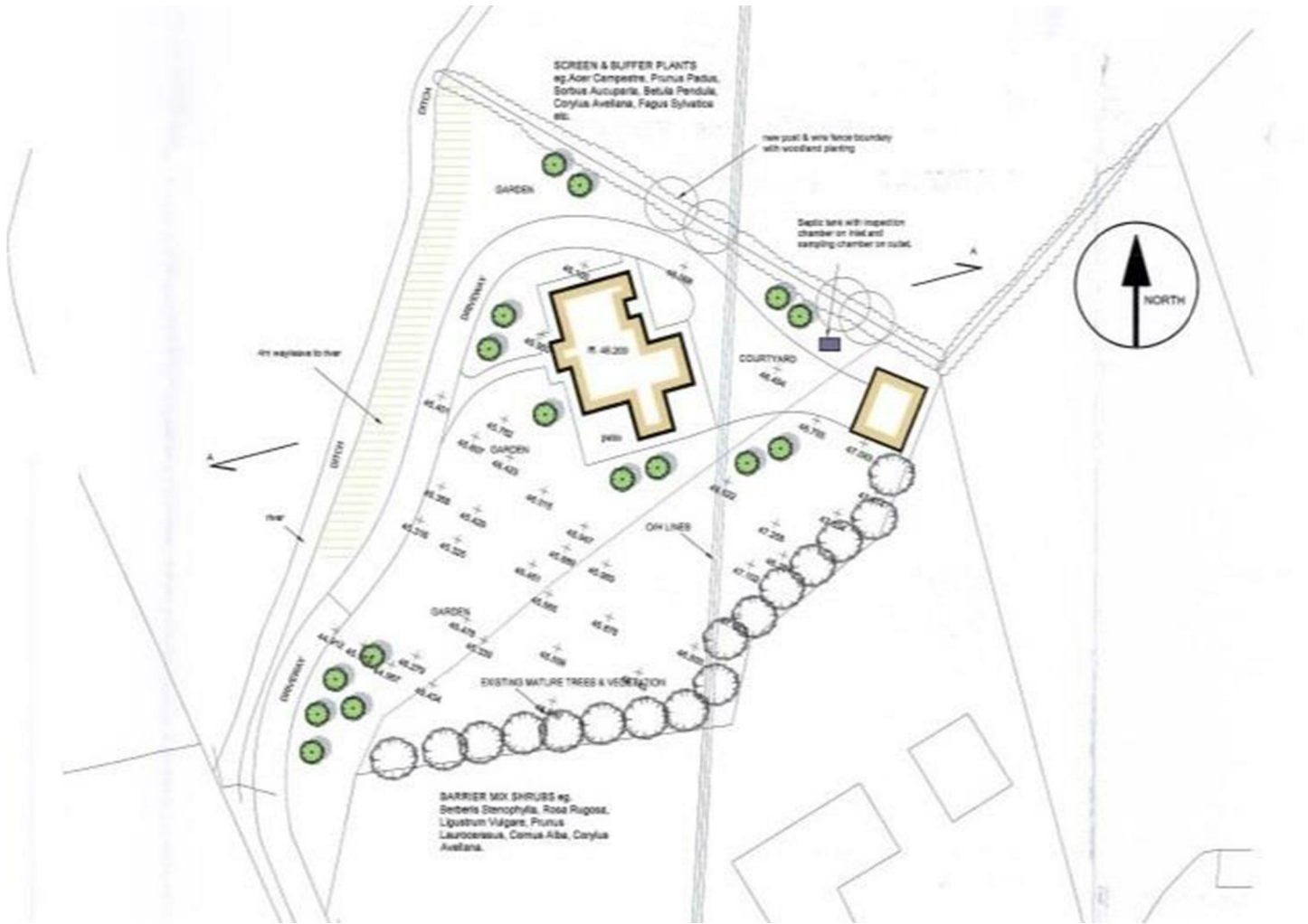
Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £240,000

SITE TO THE REAR OF 14 BALLYWALTER ROAD, GREYABBEY, NEWTOWNARDS BT22 2DE

Key Features

- Full Planning For A Detached Dwelling And Garage With Foundations Complete
- One Acre Site With Five Acres Of Agricultural Land Included





front elevation



side elevation



**SITE TO THE REAR OF 14 BALLYWALTER ROAD, GREY ABBEY,
NEWTOWNARDS RT22 2DE**









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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 Emma on .

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. 18308385

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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