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Ards and North Down Borough Council

Information:

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

Date: 2nd July 2016 | Authorised Officer: [Redacted]

Application No: LA06/2016/11077 | LA06



Ards and North Down Borough Council

APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA06/2016/11077F
Date of Application: 10th November 2016

Site of Proposed Development: 155 Killinchy Road, Lisbane, Comber, BT23 6AA

Description of Proposal: Demolition of no. 155 Killinchy Road and erection of 3 detached dwellings and garages

Applicant: J Cairnduff and M Wasson, 155 Killinchy Road, Lisbane, Comber, BT23 6AA
Agent: Mr Ewart Davis, 14 Killymore Avenue, Carrickhuff, Belfast, BT9 5ED

Drawing Ref: 01, 03C, 04, 05, 06, 07, 08, 09

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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Approval No: LA06/2016/11077F | LA06

155 Killinchy Road,
Comber, Newtownards,
County Down, BT23

Offers in the region of:
£255,000

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155 Killinchy Road, Comber, Newtownards, County Down, BT23

Offers in the region of: £255,000

EPC Rating: TBC

We are delighted to present to the open market this detached bungalow set on a mature private site extending to circa 1/2 acre. Offering excellent views across rolling countryside and towards Strangford lough. The property is only a short stroll from the amenities in Lisbane to include the Poachers Pocket Gastropub and the Old Post Office coffee shop. Public transport links for commuting to Comber and Belfast are also close at hand.

This property benefits from full planning approval for three detached properties (further details are available upon request). Early consideration is highly recommended in order to avoid disappointment.

Additional Photographs

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)