



This slightly elevated building site with fabulous views over countryside and beyond occupies a prime position just off the popular Crawfordsburn Road, Newtownards. Providing all the benefits of quiet country living yet half a mile from Newtownards thriving town centre. An easy 30 minute commute to Belfast, 15 minutes to Bangor and 5 minutes to Newtownards.

The site benefits from a planning approval for a substantial family home that can be designed to suit the needs of varied buyers. Ideal for purchasers who have a passion for horses to build their ideal home adjacent to the Dufferin Estate. An option to buy additional land for those with equestrian interests or equally worth while outdoor pursuits.

Offers Over  
£275,000

Site adjacent to 127a  
Crawfordsburn Road,  
NEWTOWNARDS,  
BT23 4UH

Viewing by  
appointment with  
& through agent  
028 9042 4747

- Stunning Building Site Extending to Over 0.6 of an Acre
- Outline Planning Approval with the Benefit of a Reserve Matters Application for a Substantial Family Home
- Additional Land Available by Separate Negotiation Ideal for those with Equestrian Interests or Market Garden
- Planning Application No LA06/2017/0603/0
- Reserve Matters Ref LA06/2023/1518/RM
- Popular & Convenient Location
- Stunning Views Over Open Countryside

## Elevations



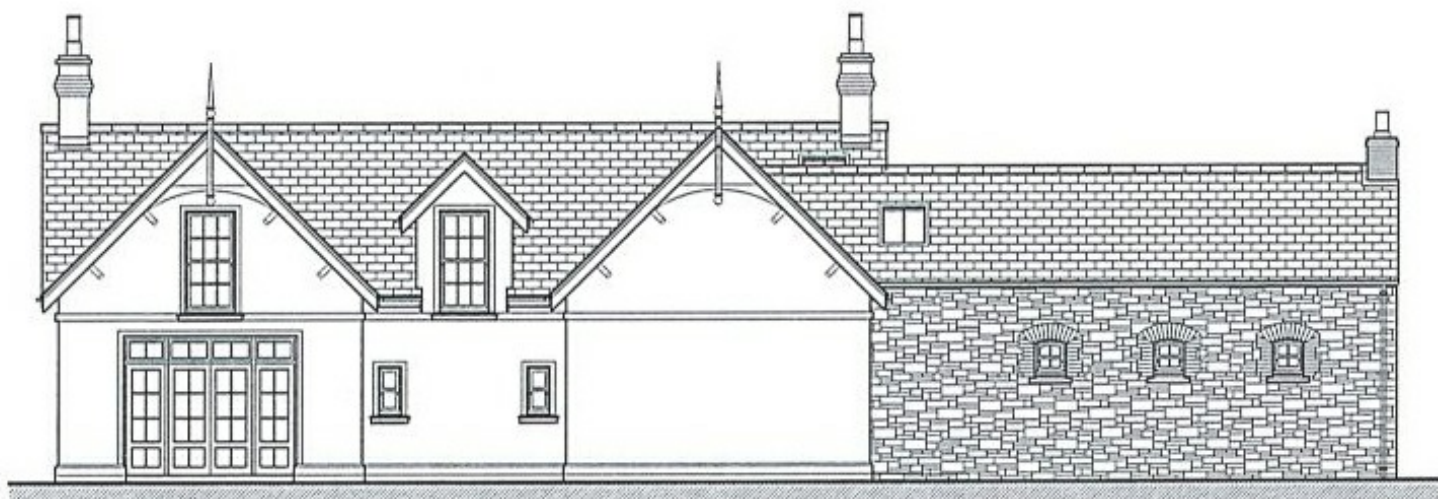
**EAST (FRONT) ELEVATION**



**NORTH (SIDE) ELEVATION**

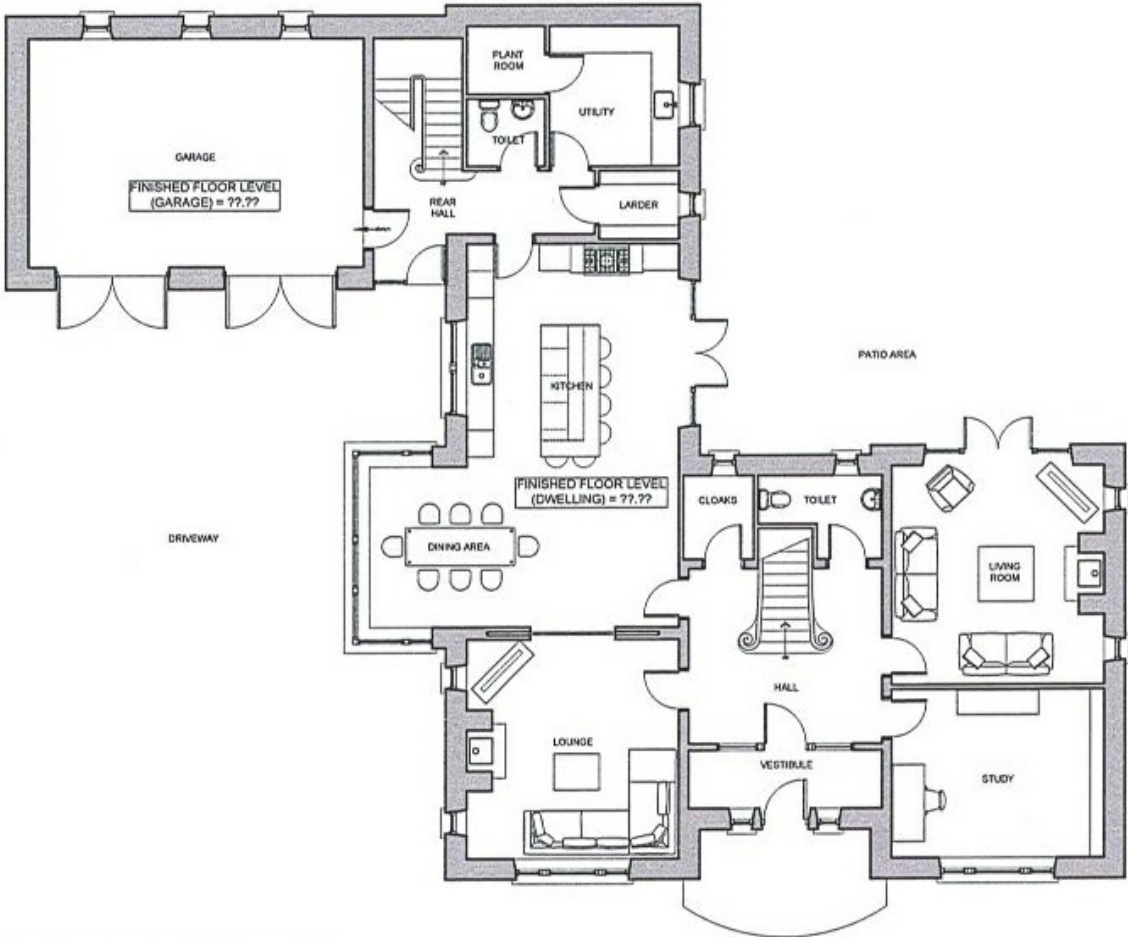


**SOUTH (SIDE) ELEVATION**

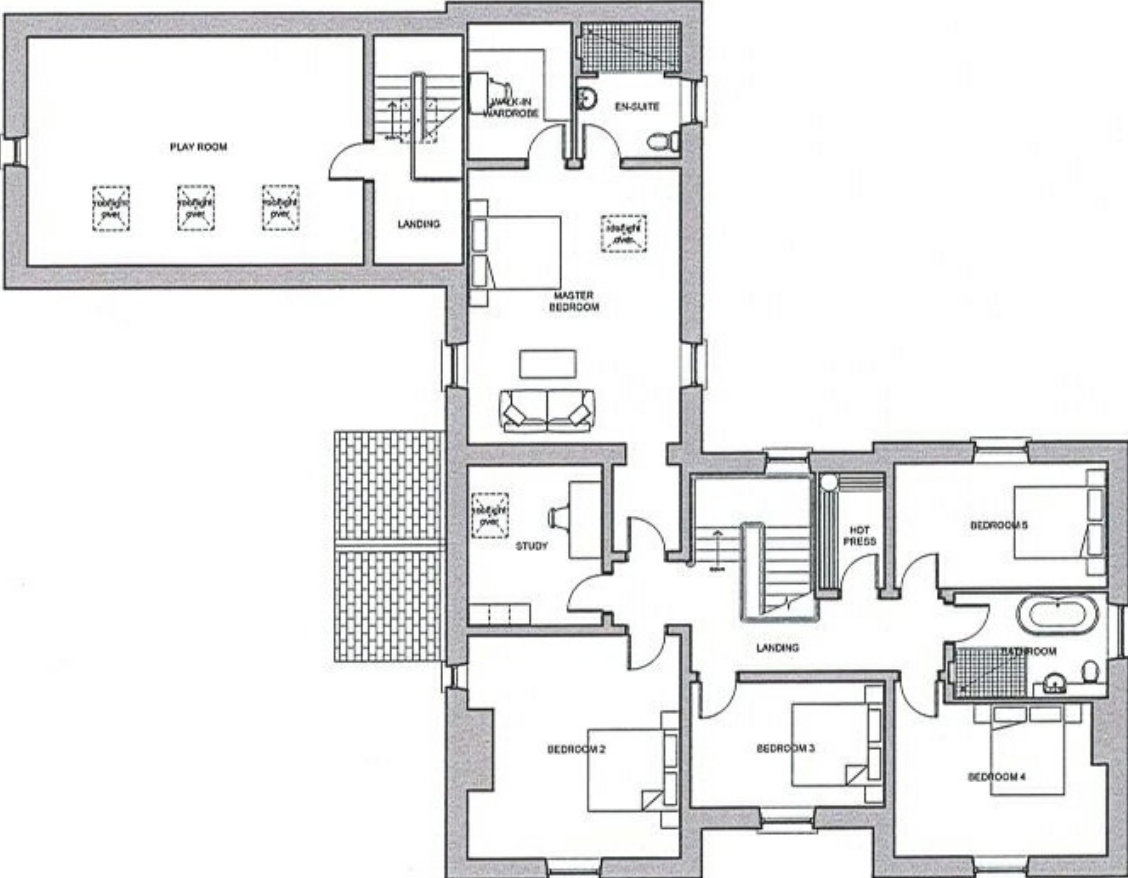


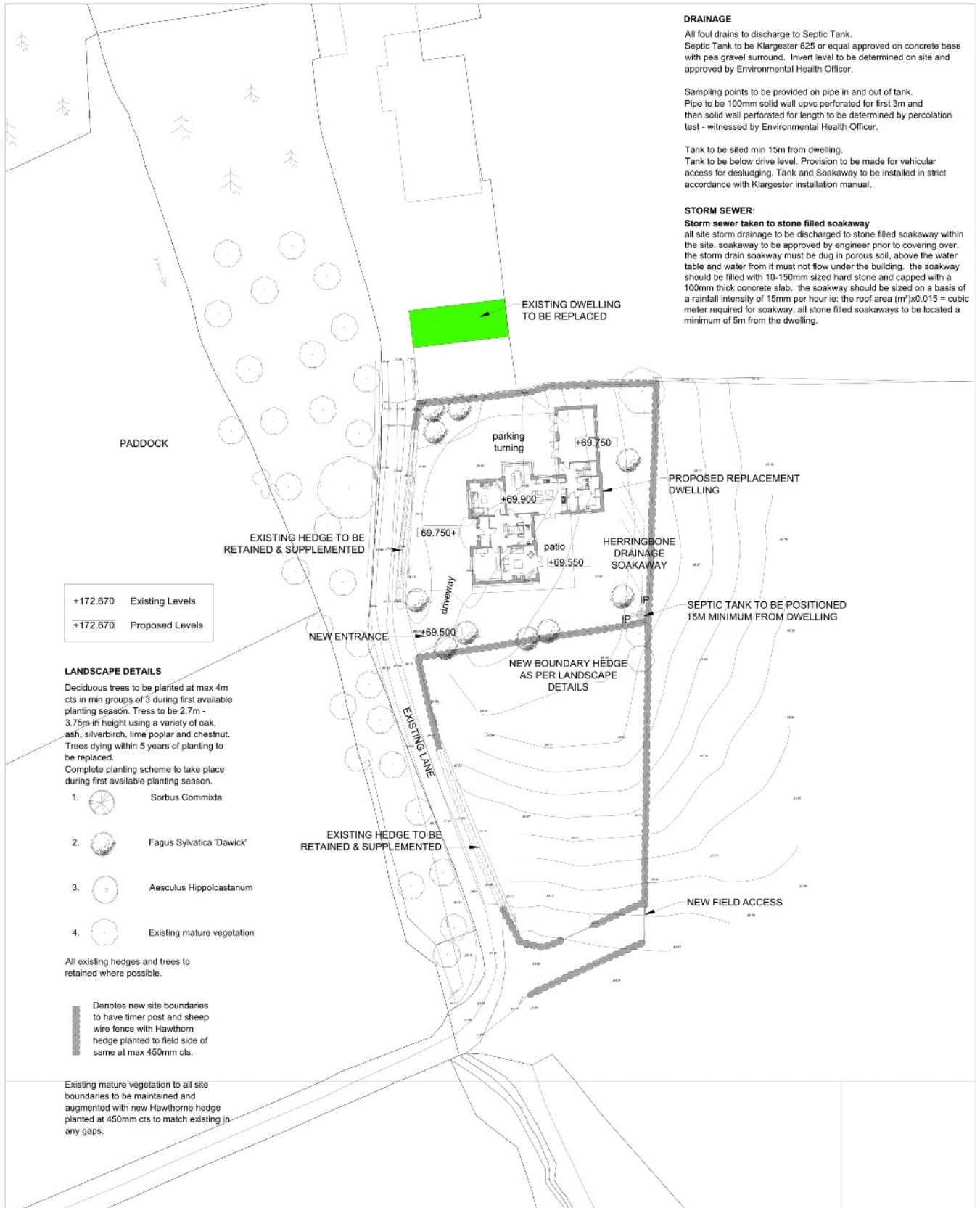
**WEST (REAR) ELEVATION**

# Floor Plans



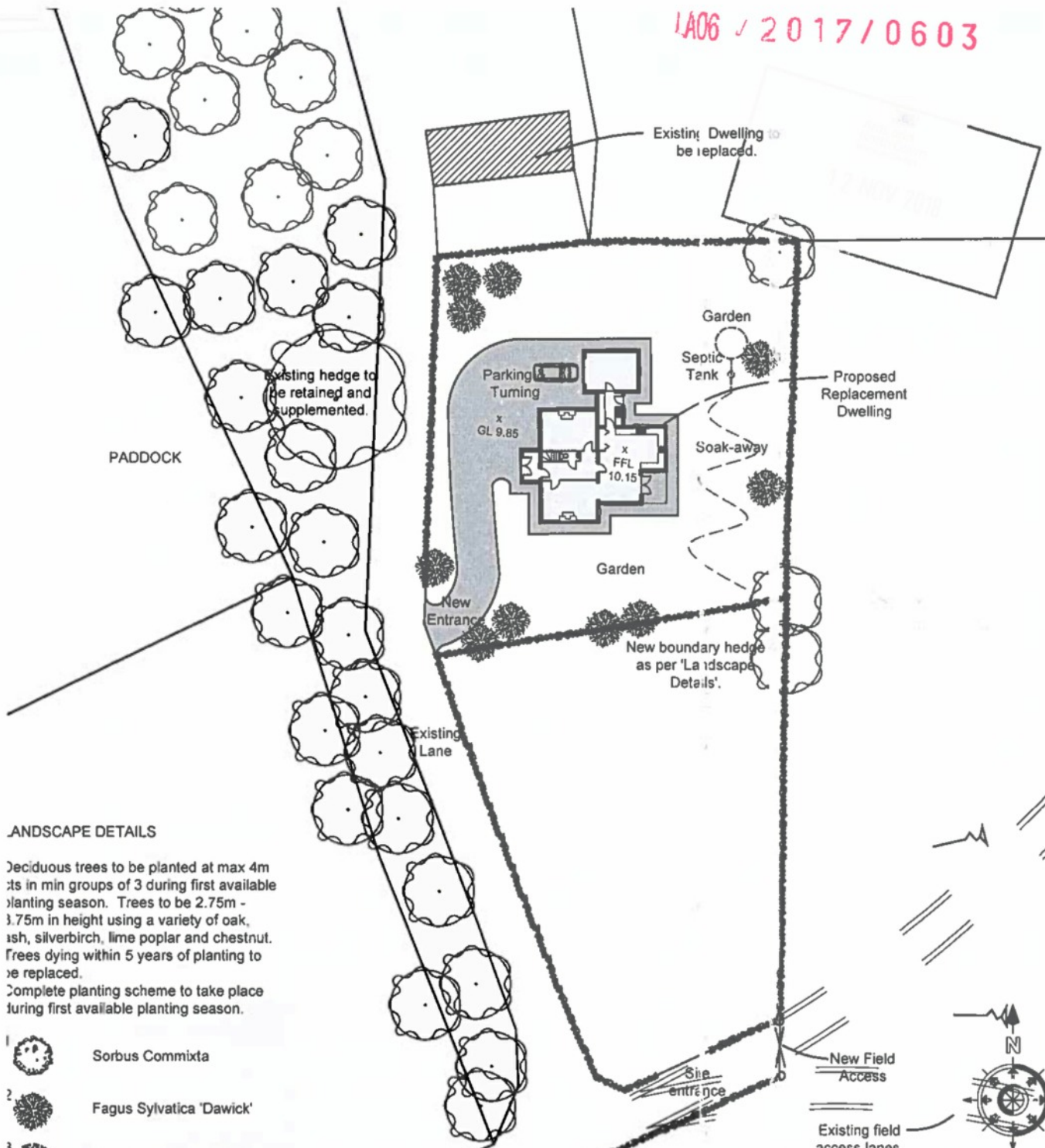
GROUND FLOOR PLAN









PROJECT		
Replacement Dwelling & Garage immediately south of No. 125 Crawfordsburn Road, Newtownards, BT23 4UH		
DATE	DRAWING	
February 2022	Proposed Site Plan	
SCALE	DRAWING NO	REV
1:500	22/58/02	

LA06 / 2017/0603




**LANDSCAPE DETAILS**

Deciduous trees to be planted at max 4m cts in min groups of 3 during first available planting season. Trees to be 2.75m - 3.75m in height using a variety of oak, ash, silverbirch, lime poplar and chestnut. Trees dying within 5 years of planting to be replaced. Complete planting scheme to take place during first available planting season.

- 1  Sorbus Commixta
- 2  Fagus Sylvatica 'Dawick'
- 3  Aesculus Hippocastanum
- 4  Existing mature vegetation

All existing hedges and trees to be retained where possible.

 Denotes new site boundaries, to have timber post and sheep wire fence with hawthorne hedge planted to field side of same at max 450mm cts.

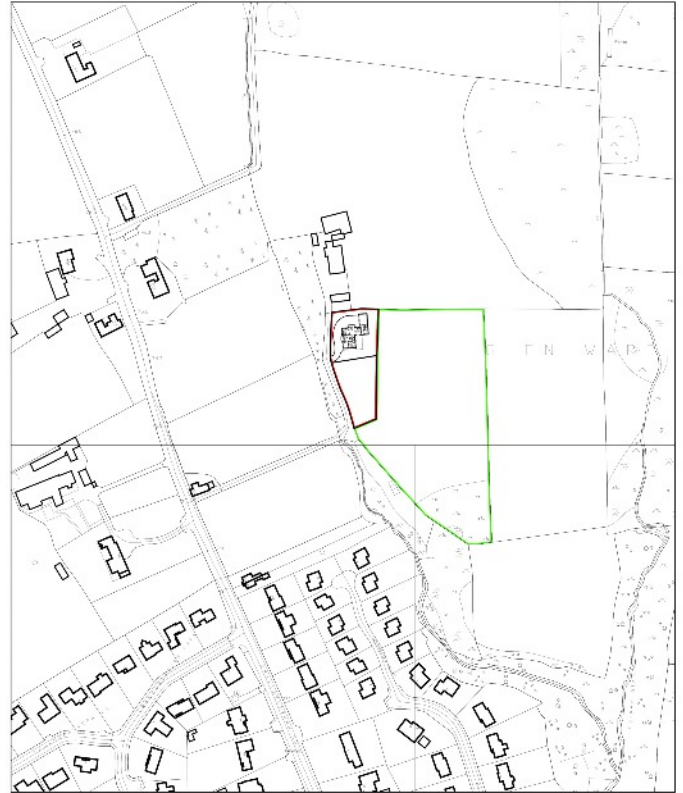
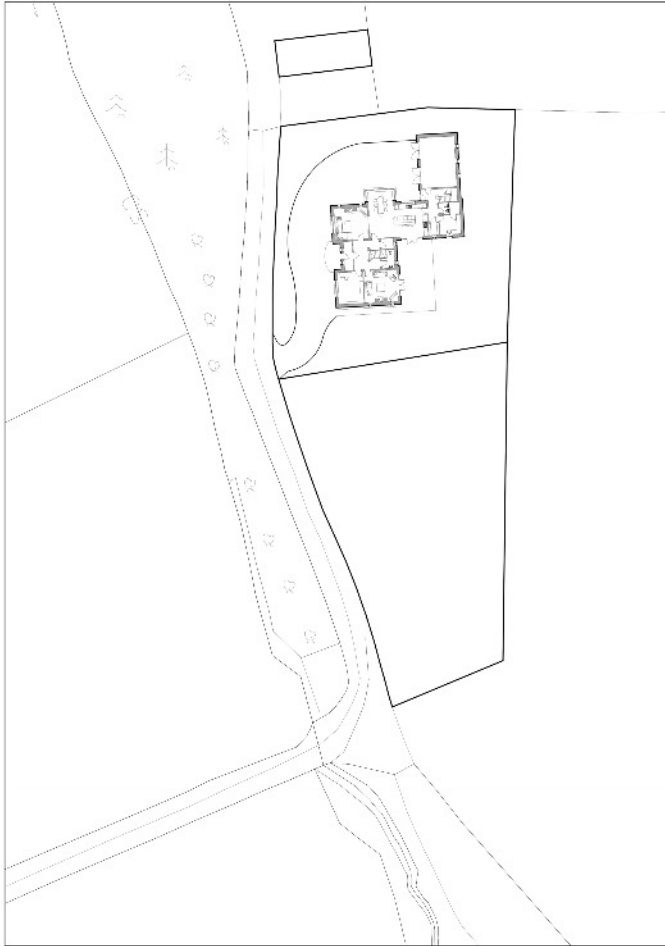
Existing mature vegetation to all site boundaries to be maintained and augmented with new hawthorne hedge planted at 450mm cts to match existing in any gaps.

Drawing Number **026**  
 Ards and North Down Borough Council

PROJECT:	Replacement Dwelling		
ADDRESS:	123 Crawfordsburn Road, Newtownards, BT23 4UH		
CLIENT:			
DRG NO	REV	SCALE	DATE
LM-01	A	1:500	Nov 2018
DRG TITLE	Site Layout Map		

**HRJESS**  
 ARCHITECTURE  
 PLANNING &  
 MANAGEMENT

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**dw** donnanward

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BT28 2WH

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CLIENT		
PROJECT Replacement Dwelling at 123 Crawfordsburn Road, Newtownards, BT23 4UH		
DATE December 2022	DRAWING Proposed Site Plan	REV
SCALE 1:500; 1:2500	REVISION NO 22/58/01	

Donnan Ward Limited is Registered in Northern Ireland. Company No 619583

Location:

Leaving Newtownards on the Crawfordsburn Road, the site is off the laneway and to the rear of 125 Crawfordsburn Road.

Telephone 028 9042 4747  
www.templetonrobinson.com



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Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

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