



SITE WITH OPP

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
£285,000**

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

Viewing by
appointment with
& through agent
028 9042 4747

- Stunning Building Site Extending to Approx. 4 Acres
- 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



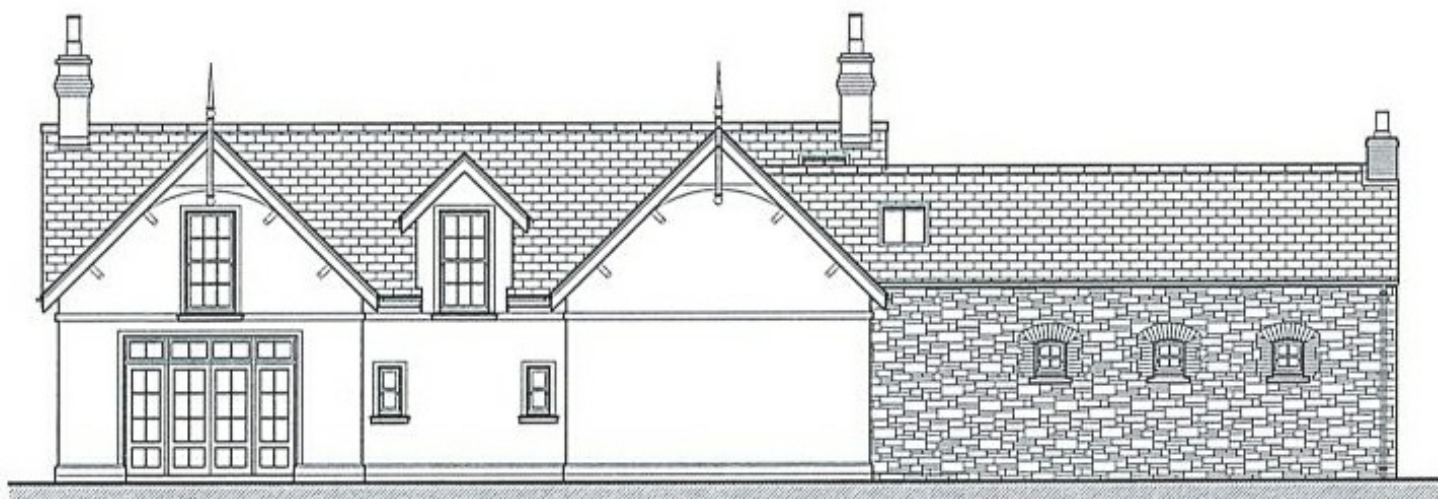
EAST (FRONT) ELEVATION



NORTH (SIDE) ELEVATION

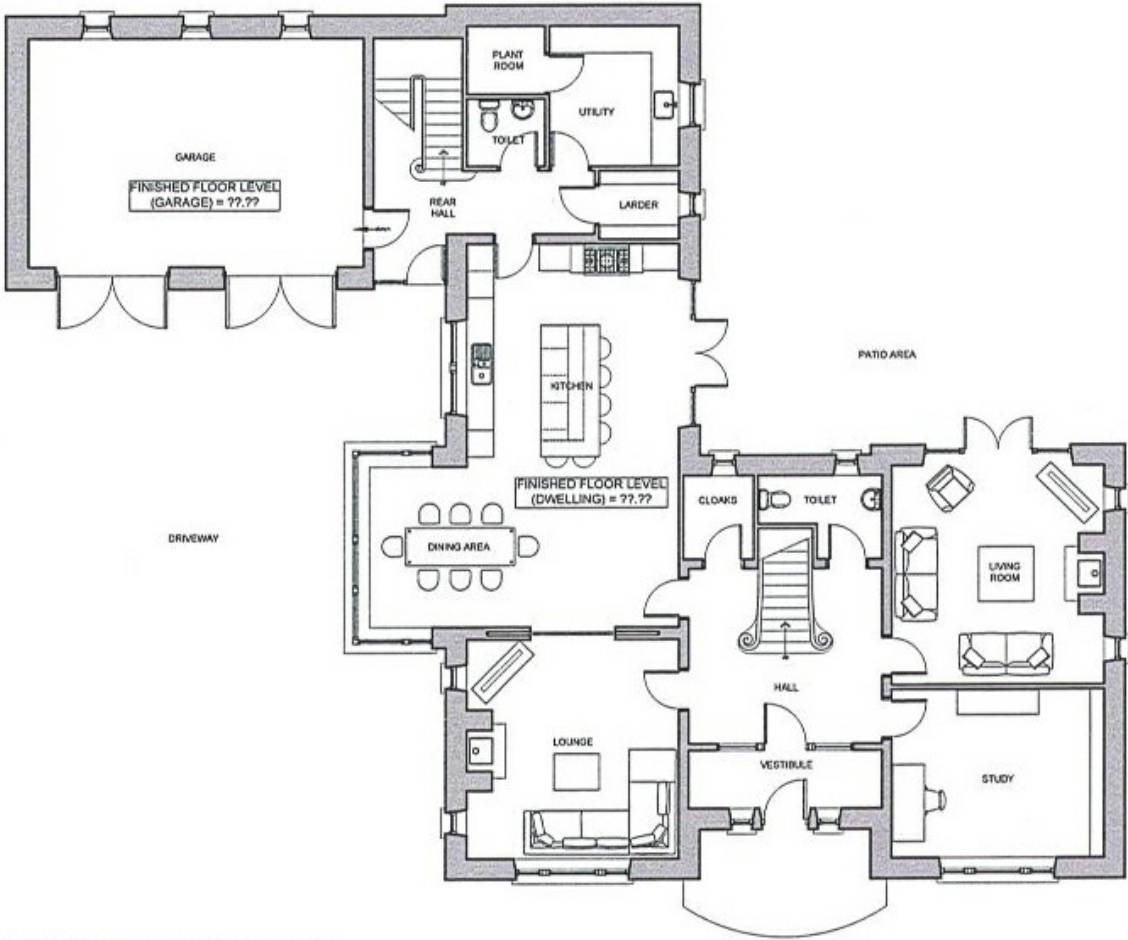


SOUTH (SIDE) ELEVATION

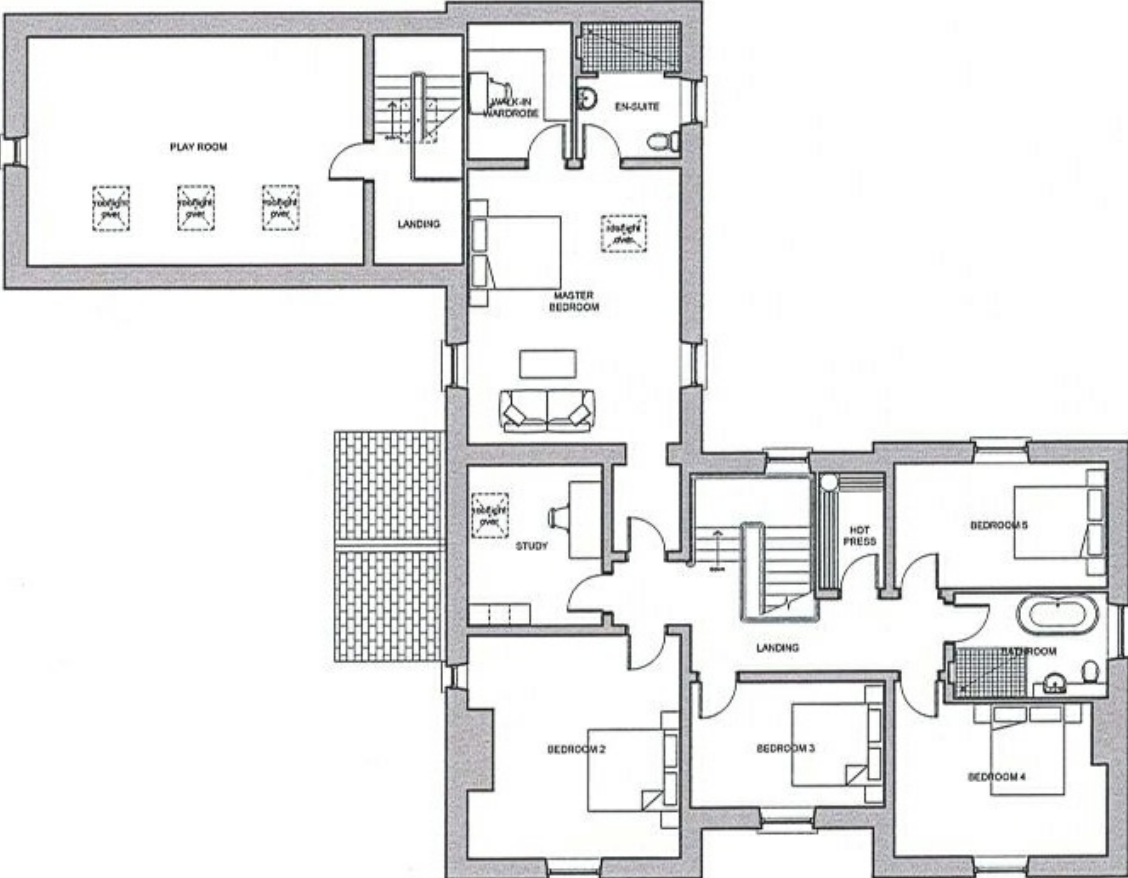


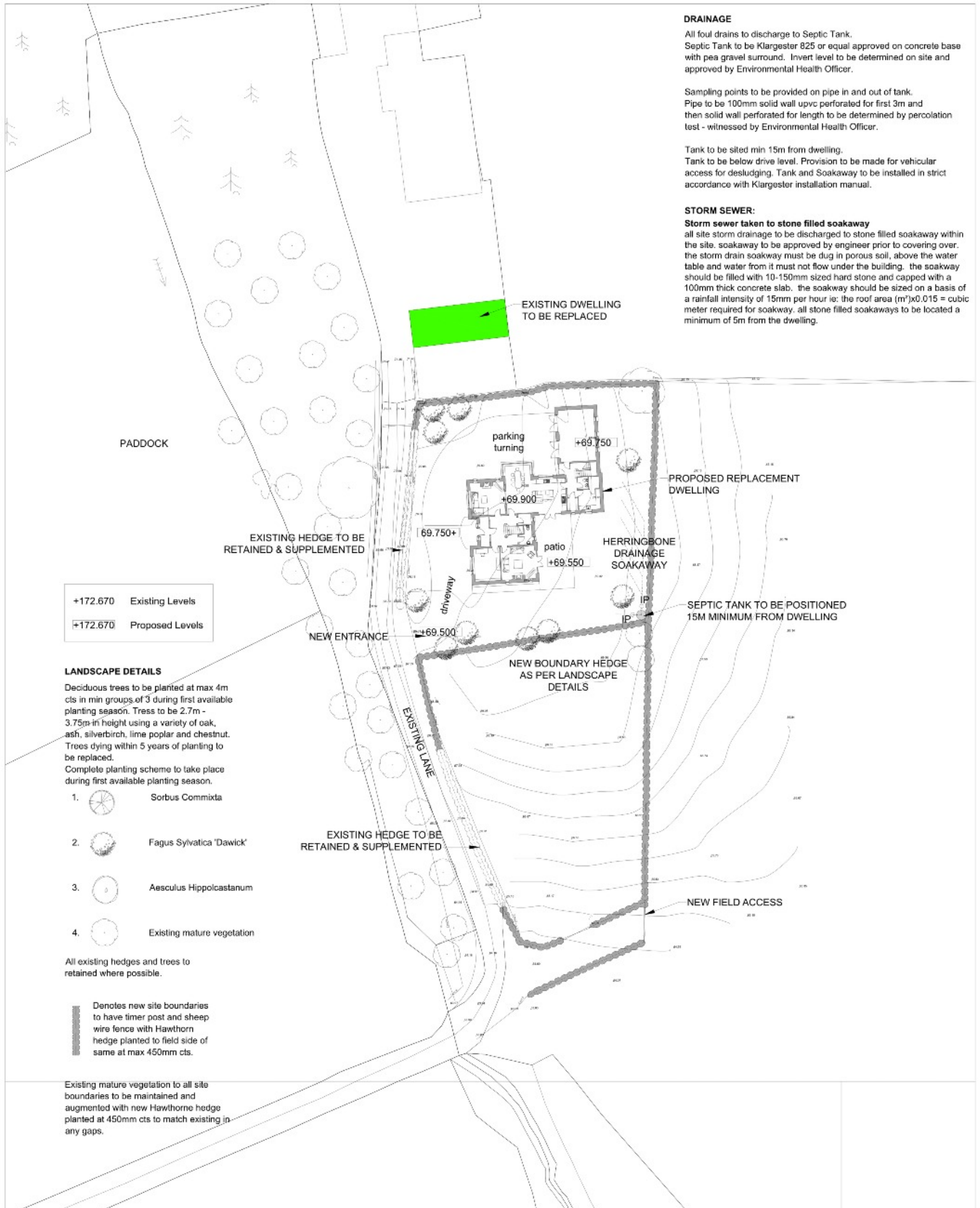
WEST (REAR) ELEVATION

Floor Plans



GROUND FLOOR PLAN





DRAINAGE

All foul drains to discharge to Septic Tank.
 Septic Tank to be Klargaster B25 or equal approved on concrete base with pea gravel surround. Invert level to be determined on site and approved by Environmental Health Officer.

Sampling points to be provided on pipe in and out of tank.
 Pipe to be 100mm solid wall upvc perforated for first 3m and then solid wall perforated for length to be determined by percolation test - witnessed by Environmental Health Officer.

Tank to be sited min 15m from dwelling.
 Tank to be below drive level. Provision to be made for vehicular access for desludging. Tank and Soakaway to be installed in strict accordance with Klargaster installation manual.

STORM SEWER:





Storm sewer taken to stone filled soakaway
 all site storm drainage to be discharged to stone filled soakaway within the site. soakaway to be approved by engineer prior to covering over. the storm drain soakaway must be dug in porous soil, above the water table and water from it must not flow under the building. the soakaway should be filled with 10-150mm sized hard stone and capped with a 100mm thick concrete slab. the soakaway should be sized on a basis of a rainfall intensity of 15mm per hour ie: the roof area (m²)x0.015 = cubic meter required for soakaway. all stone filled soakaways to be located a minimum of 5m from the dwelling.

+172.670	Existing Levels
+172.670	Proposed Levels


LANDSCAPE DETAILS

Deciduous trees to be planted at max 4m cts in min groups of 3 during first available planting season. Trees to be 2.7m - 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 timer post and sheep wire fence with Hawthorn 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.



61 Morningside Lane
 Lisburn
 BT28 2WH

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 E: info@donnanward.co.uk

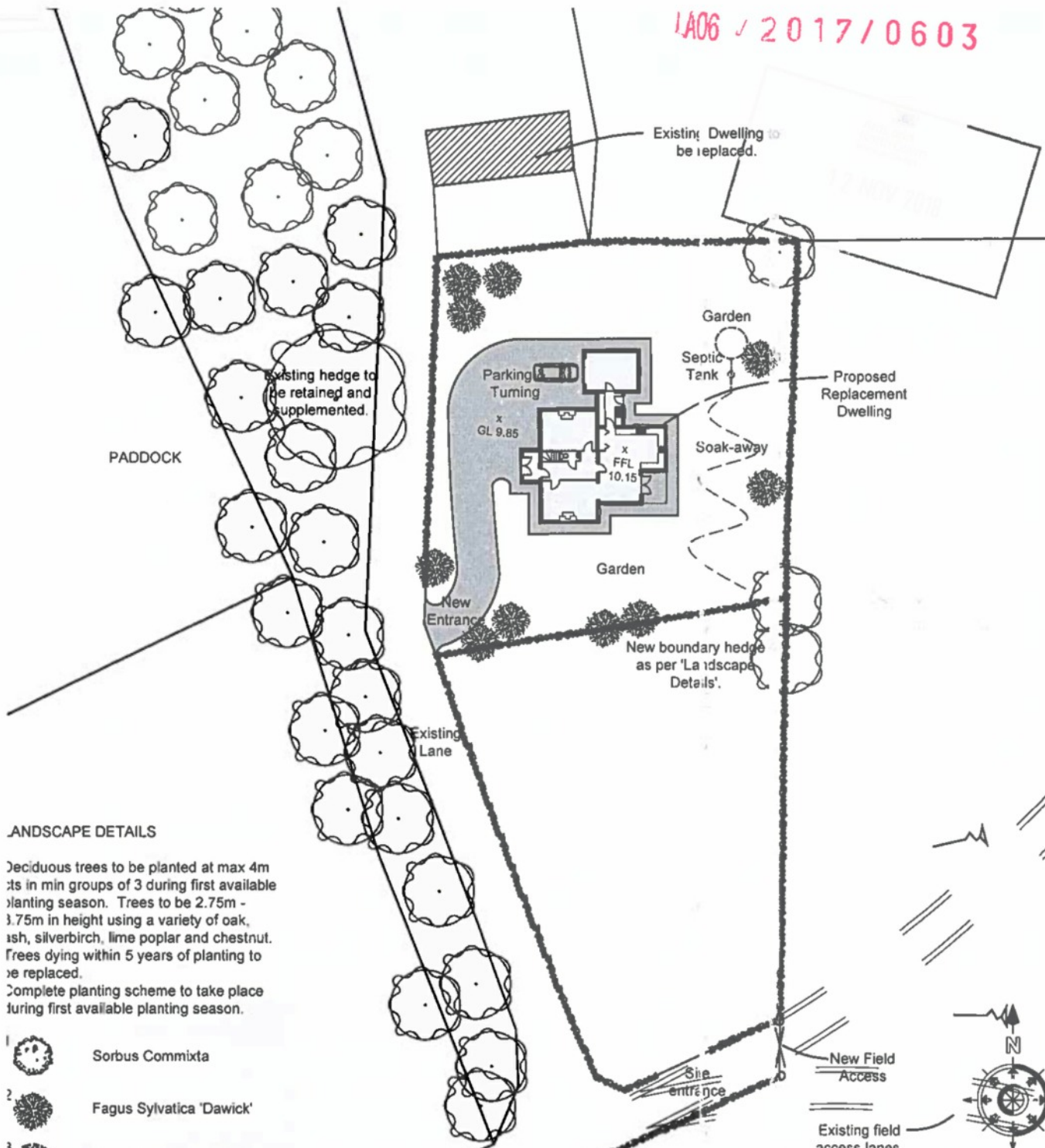
PROJECT
 Replacement Dwelling & Garage immediately south of
 No. 125 Crawfordsburn Road, Newtownards, BT23 4UH

DATE
 February 2022
 SCALE
 1:500

DRAWING
 Proposed Site Plan
 DRAWING NO
 22/58/02





REV

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.

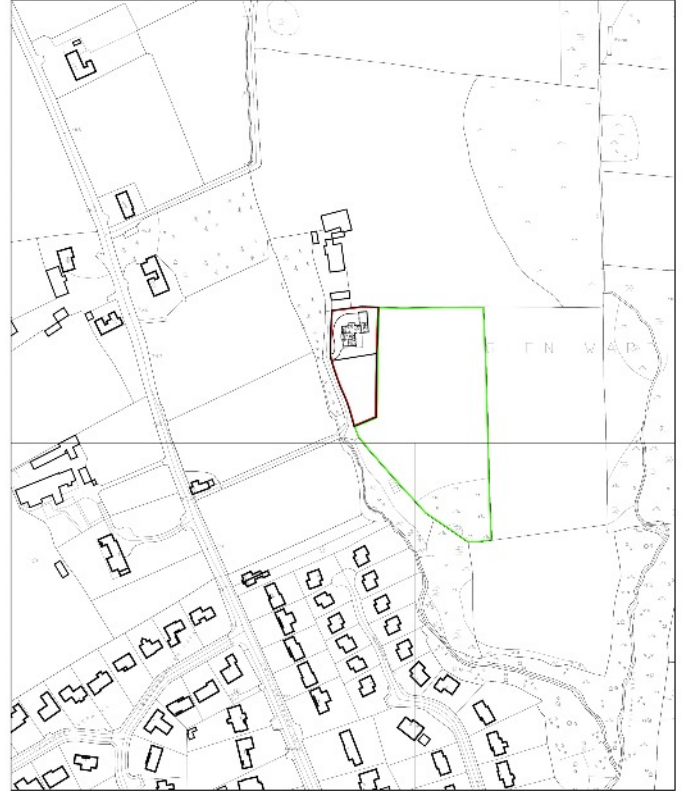
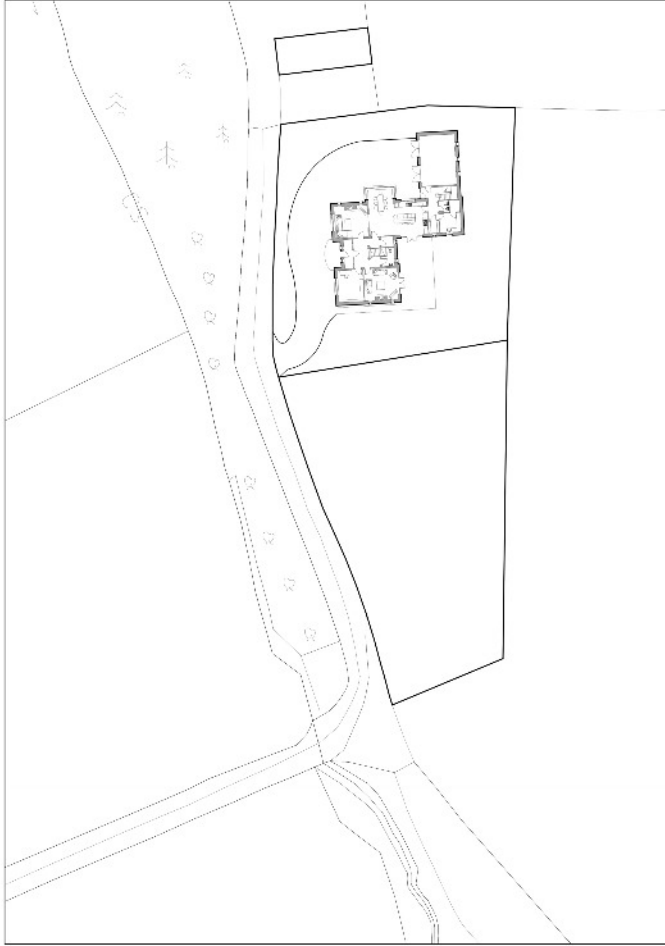
Existing mature vegetation to all site boundaries to be maintained and augmented with new hawthorne hedge planted at 450mm cts to match existing in any gaps.

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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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 6195183

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



North Down - 028 90 42 4747

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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