

simon**BRIEN**  
RESIDENTIAL

7a Abbacy Road,  
Portaferry, BT22 1PG



Offers Around £79,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A superb building site of circa 0.3 of an acre
- Full Planning Permission Granted for a detached cottage style dwelling designed by HR Jess Architects
- Enclosed entrance porch
- Open plan kitchen/ dining room with vaulted ceiling
- Separate large utility room leading to pantry
- Living room with chimney for wood burning stove
- Master bedroom on ground floor with French doors to rear gardens, plus access to downstairs shower room/ ensuite
- Guest bedroom on first floor with access to balcony freestanding bath, ensuite WC facility
- Log store/ plant room
- Foundations have already been installed for the dwelling and certified by Ards Borough Council Building Control
- Consent to Discharge of Effluent approval in place
- Ards Borough Council Building Control have approved the working drawings/ plans
- Original Planning Reference x/2012/0081/F for Replacement Dwelling
- Permission granted for a detached garage

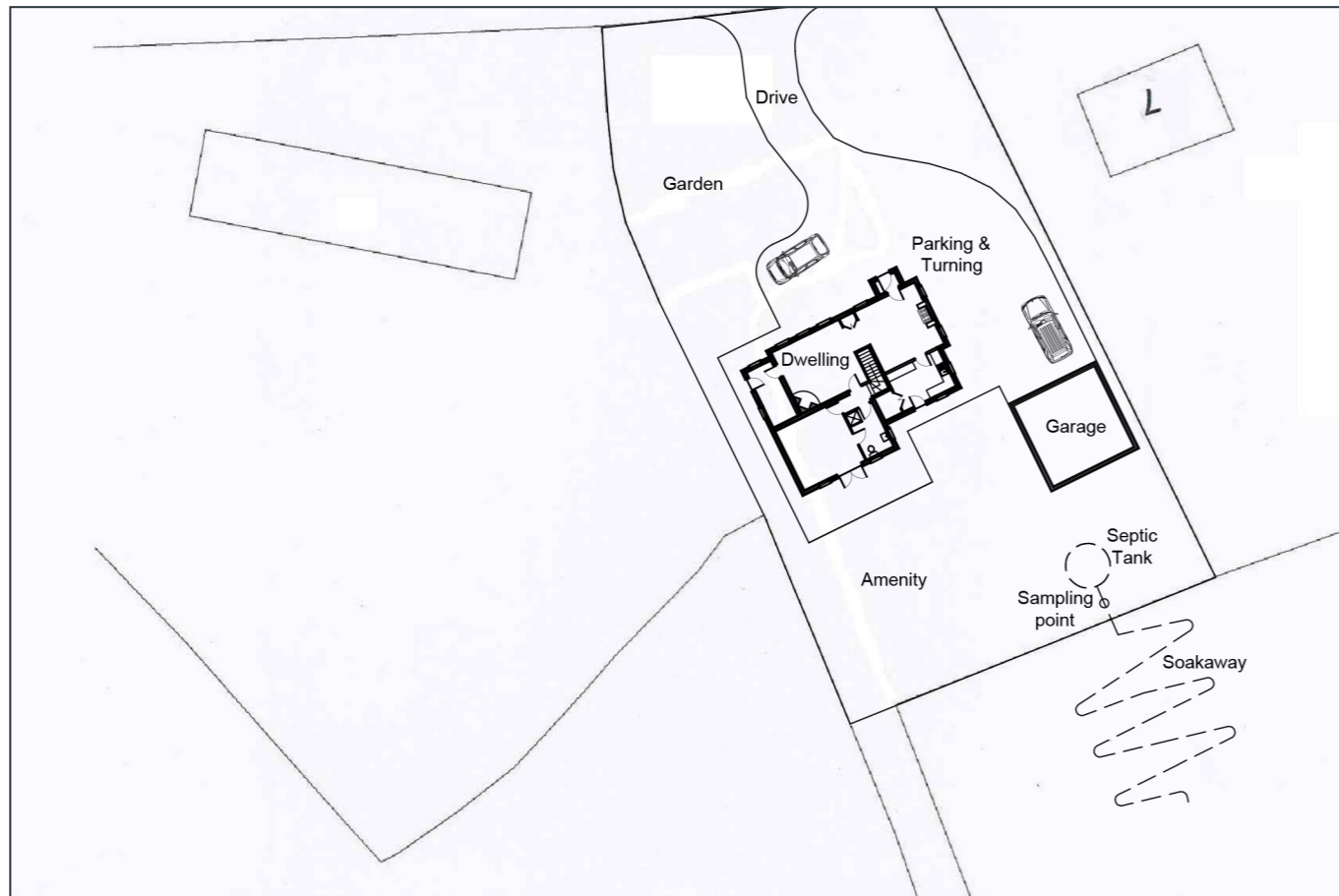
#### SUMMARY

Simon Brien Residential take great pleasure in offering for sale this superb building site which occupies circa 0.3 of an acre. Located close to the shores of Strangford Lough, a designated Area of Outstanding Natural Beauty and Conservation Area, the site is neatly positioned along the lesser travelled Abbacy Road on the outskirts of the Portaferry settlement.

The subject building site offers Full Planning Permission, Granted 15th January 2013, under a Replacement Dwelling application. Foundations have already been installed by our client for the dwelling, which were certified by Ards Borough Council on the 3rd April 2014, meaning the Granted Planning Permission remains "Live" and ready for the lucky new owners to commence this project immediately. Ards Borough Council Building Control Department have also approved the working drawing/ plans, along with Consent to Discharge of Effluent, which was Granted 8th September 2023.

Set amidst the surrounding farmland of the Newtownards peninsula, the building site is well placed to enjoy all the attributes of living in a rural community, with the bonus of having a nice collection of properties close by, giving the feeling of being close to others but still obtaining a quiet setting. Within a comfortable commute to the busy shopping town of Newtownards via the A20 and onto the Belfast City, Lisburn or Downpatrick can also be easily accessed via the ferry terminal in Portaferry as well as amenities within the greater Strangford Lough Lecale Area.

All in all, a unique setting which allows the successful purchaser to build a new home in a desirable, semi- rural and easily accessible location. Please contact our Newtownards office on 02891 800700.



**PLANNING PERMISSION**  
**Planning (Northern Ireland) Order 1991**

Application No: **X/2009/0579/F**  
 Date of Application: **18th August 2009**

Site of Proposed Development: **7A Abbacy Road, Portaferry, Co. Down, BT22 1PG.**  
 Description of Proposal: **Replacement dwelling.**

Applicant:	Agent:	E A Blackburn
Address:	Address:	E A Blackburn Enterprise House Balloo Avenue Bangor Co Down

Drawing Ref: X/2009/0579/01 02 03

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan R/2009/0579/01 date stamped 18th August 2009 is demolished, all rubble and foundations removed and the site restored in accordance with the details on the approved plans R/2009/0579/02 & 03 date stamped 25th November 2009.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

Application No. X/2009/0579/F

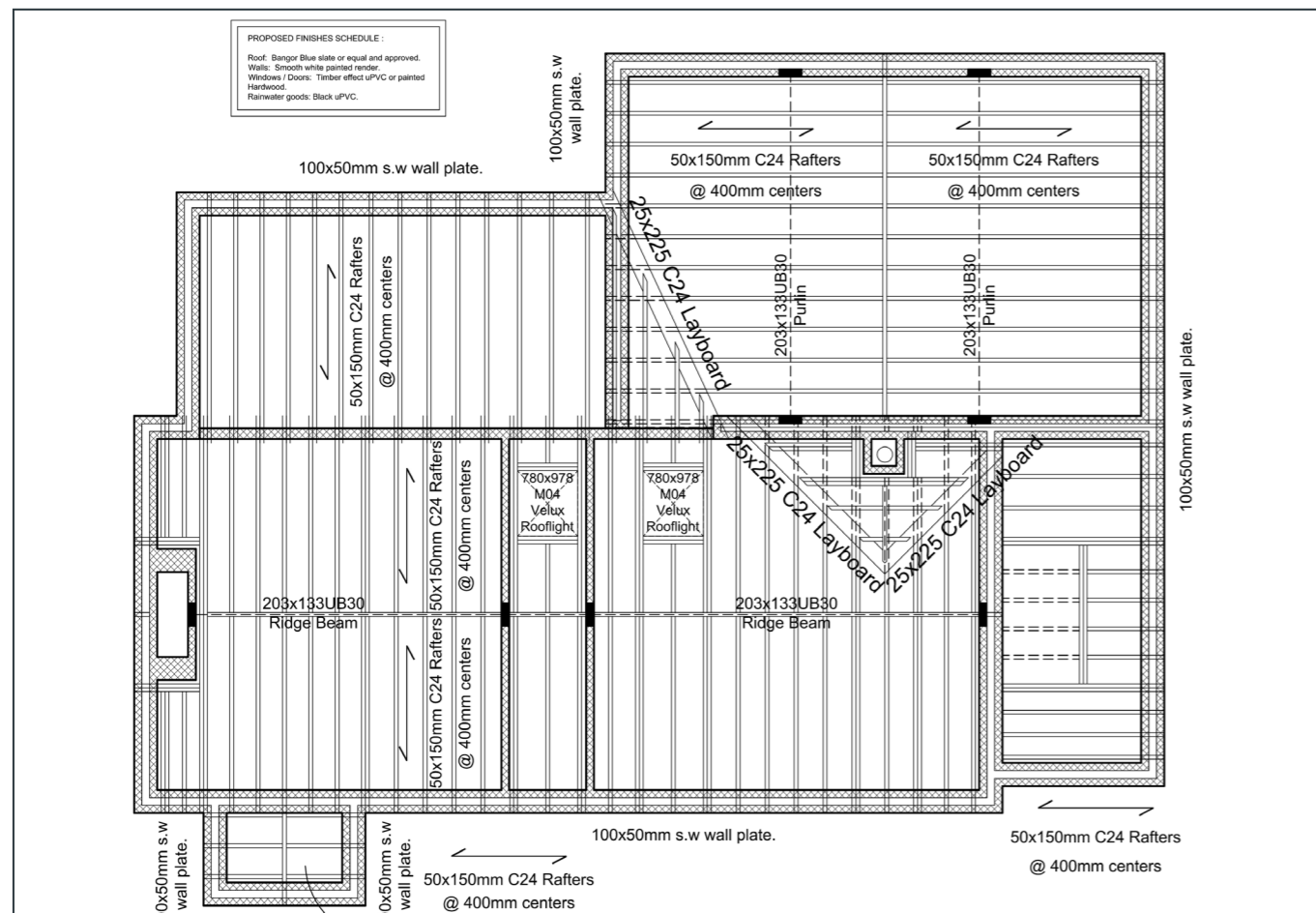
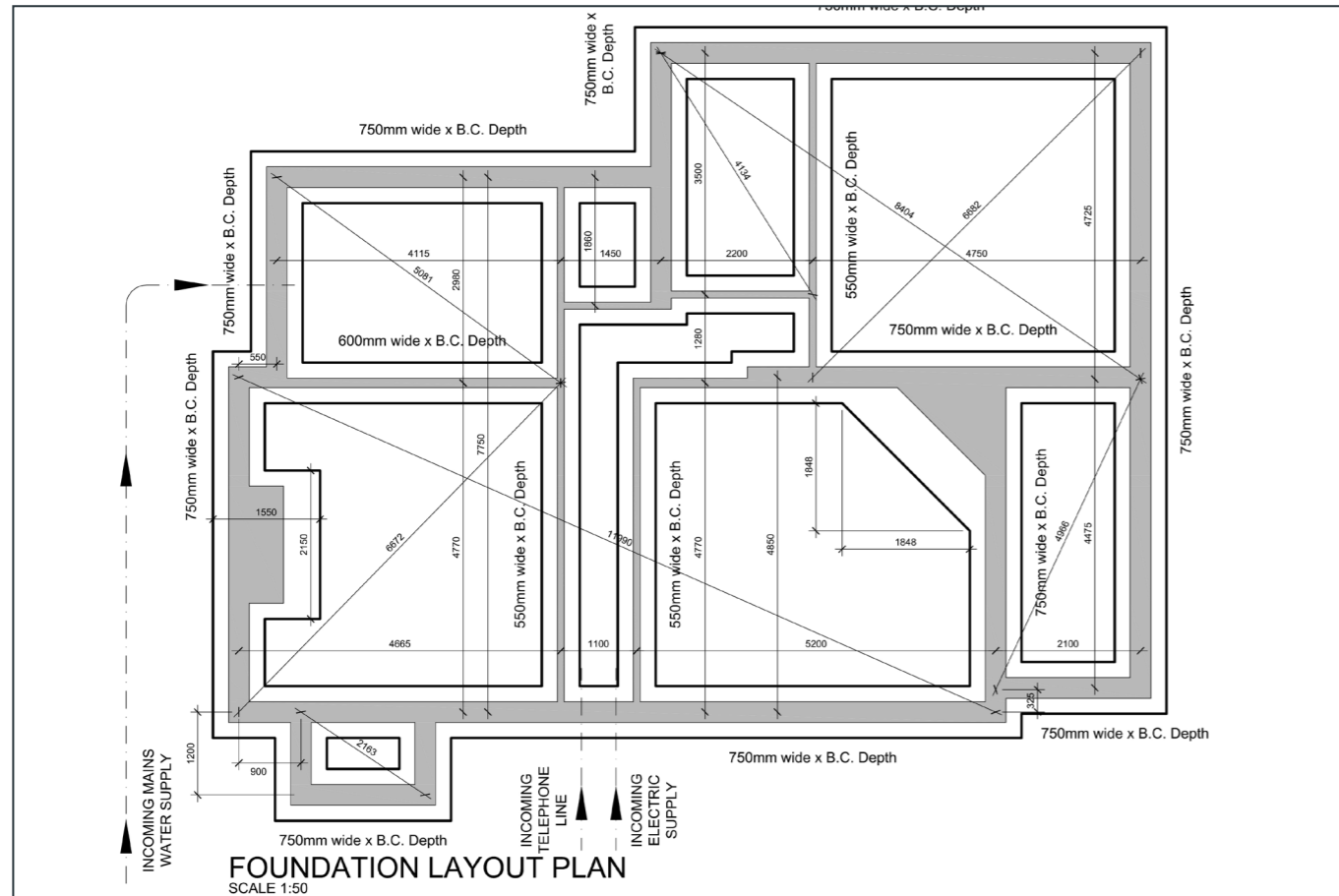
DC1001MW

Downpatrick Planning Office

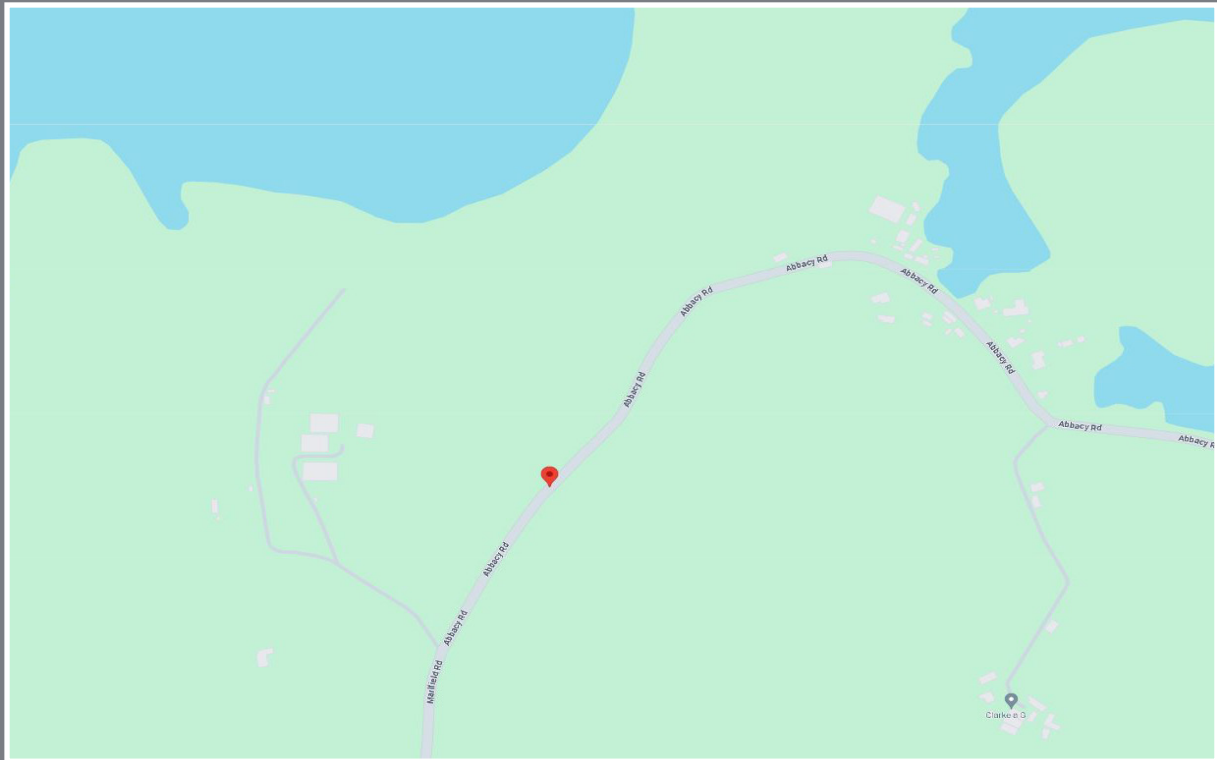
See also Explanatory Notes attached



INVESTOR IN PEOPLE



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/L/23/AN



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