



**OK  
T**

**FOR SALE**

FOR IDENTIFICATION PURPOSES ONLY

# **Lands at Bryansford Road, Newcastle BT33 0RW**

Residential Development Site extending to c. 1.68 acres (0.68 hectares) with FPP for 6 No. 2 bedroom apartments

# LOCATION

Newcastle is a popular seaside town within County Down. The town lies by the Irish Sea and the foothills of the Mourne Mountains and is located c. 30 miles from Belfast and c. 19 miles from Newry.

The subject is located off the Bryansford Road within walking distance to the town centre and promenade and benefiting from stunning views of the Mourne Mountains.

The town boast a range of amenities including schools with the Mourne Mountains, Royal County Down Golf Course and a range of restaurants and bars.

# DESCRIPTION

The subject comprises a c.1.68 acre site which fronts onto the Bryansford Road and lays into the impressive Brooklands Grove development.

The site is currently flat in topography and covered in trees.

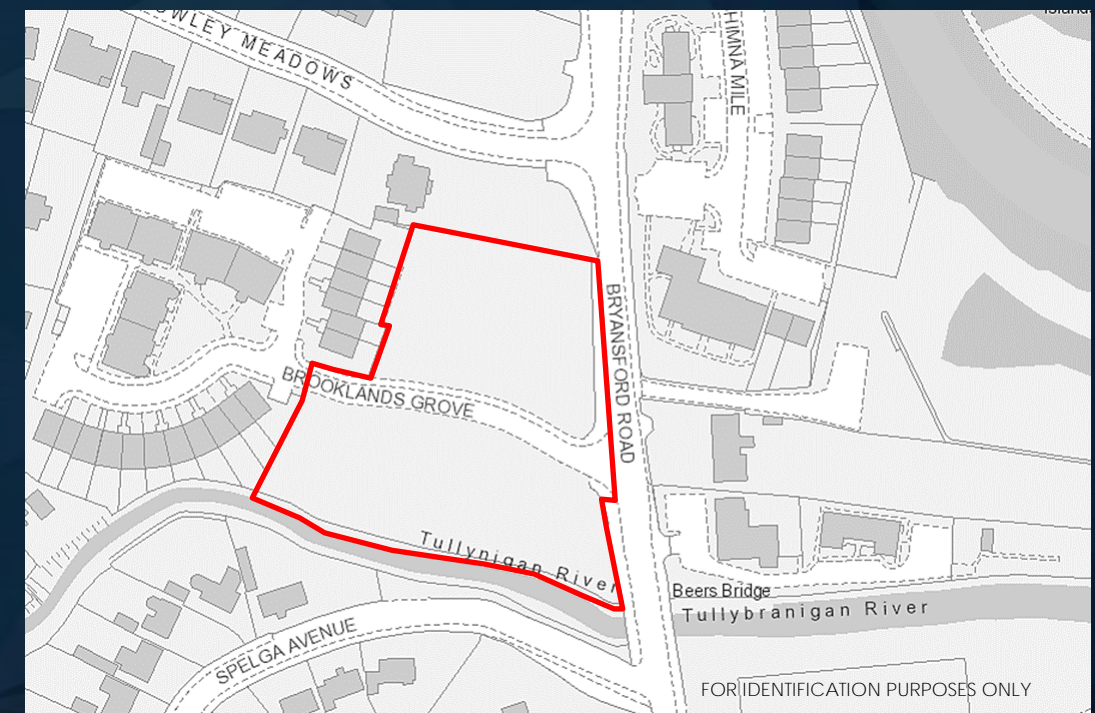
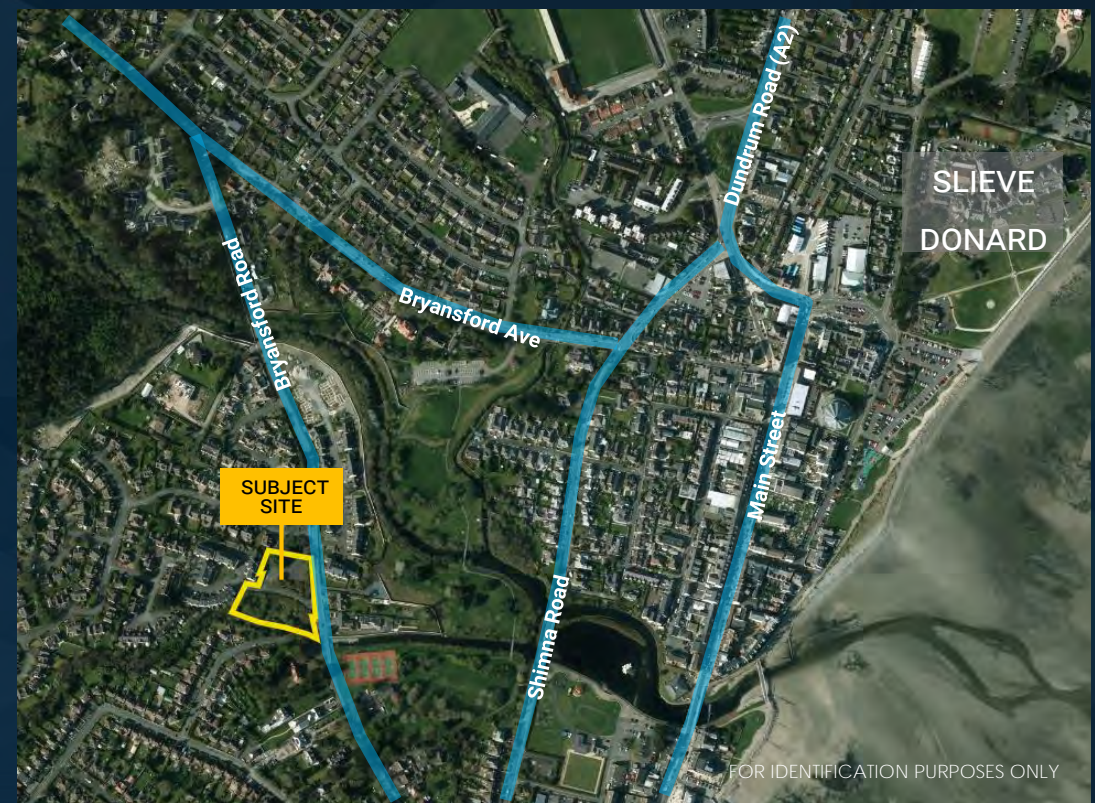
The site benefits from approved planning permission for 6 No. 2 bedroom apartments within a 3 storey building and associated works.

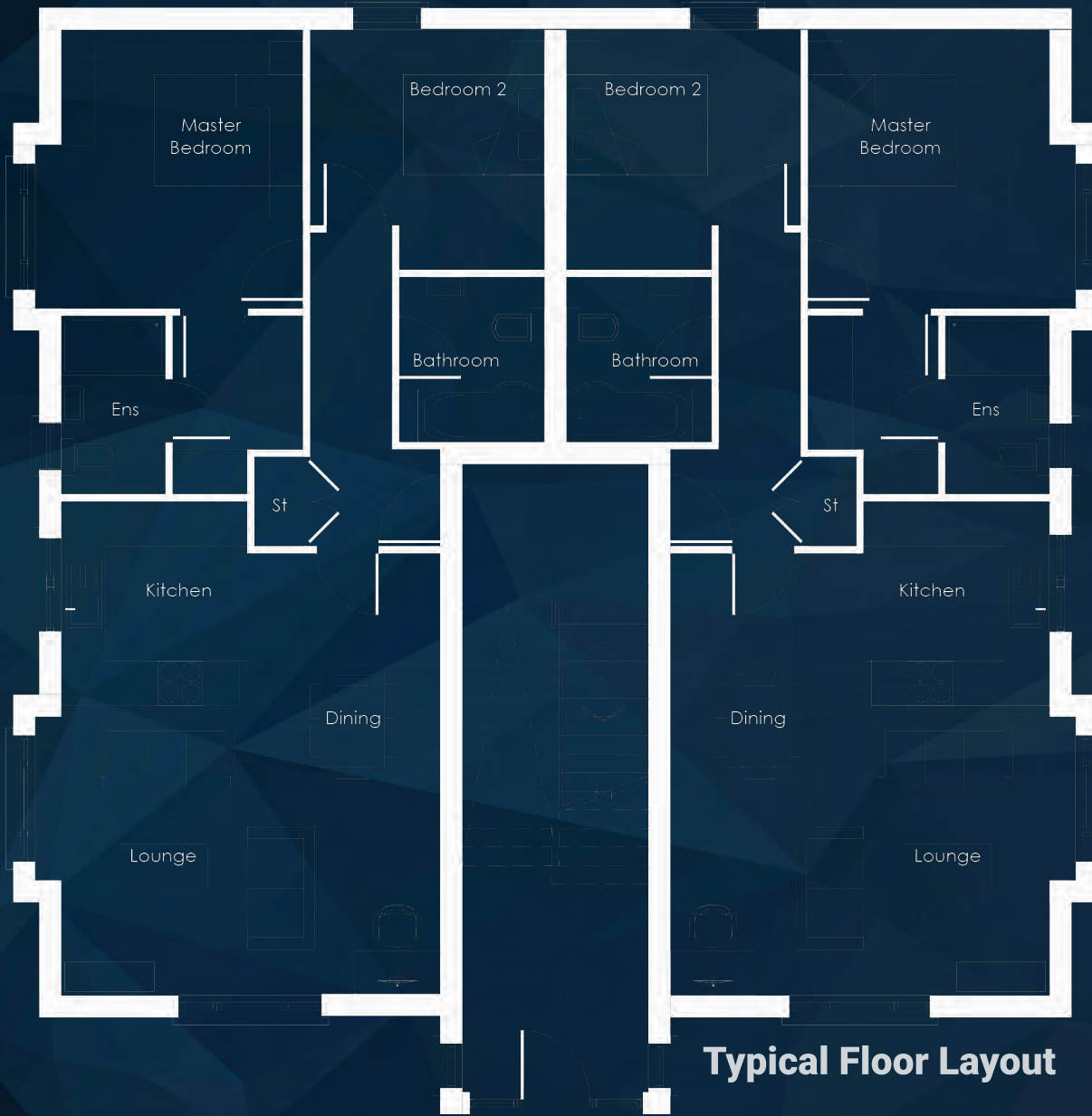
# SITE AREA

## 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 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9731





**Typical Floor Layout**

## Lands at Bryansford Road, Newcastle

Residential Development Site extending to c. 1.68 acres (0.68 hectares) with FPP for 6 No. 2 bedroom apartments



**Front Elevation**



**KEY:**

- AMENITY GRASS AREAS
- COMMUNAL PARKING PROVISION/ PATHWAYS FOR APARTMENTS
- COMMUNAL PATHWAYS IN LANDSCAPED PUBLIC OPEN SPACE
- 5M MAINTENANCE STRIP FOR DRIVERS REQUIREMENTS
- EXISTING HARDSTANDING AREA
- PROPOSED 2M FOOTPATH
- PROPOSED 1.8m SCREEN FENCE
- PROPOSED PLANTING
- PROPOSED HEDGING
- EXISTING TREES
- EXISTING HEDGING RETAINED
- EXISTING LEVELS
- PROPOSED LEVELS

**PROPOSED ACCESS DETAILS:**

The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining cartway and shall be maintained & kept clear thereafter. All existing street furniture within line of visibility splays to be relocated behind same at contractors expense.

Gradient of the access shall not exceed 1 in 12.5m (8%) for a distance of 5 metres back from the back edge of footpath.

Drainage gullies shall be provided to prevent water from each access flowing onto the public road. Gullies to connect into storm drainage system within the curtilage of the site.

New concrete pin kerb to back of footpath along site frontage, laid flush with top of footpath asphalt.

All works to be carried out in accordance with DR Roads requirements.

**ASSIGNED CAR PARKING SCHEDULE:**

6NO. 2 BED APARTMENTS X 1.75 PARKING SPACES = 10.5
TOTAL REQUIRED = 11
TOTAL PROVIDED = 11

**IMPORTANT NOTE:**

THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING INFORMATION:

- 21-1575 C-02 Rev C Road Layout PSD
- PROPOSED BOUNDARY TREATMENTS & BIN STORE (DRAWING REF: 19110 - D06)
- DETAILED LANDSCAPE PROPOSAL BY 'LK DESIGN SPACE'

Project Ref:	19110	Client:	Beechview Developments	Date:	16/08/21
Drawing Ref:	D02	Project Title:	Residential Development at Brooklands Grove, Newcastle	Scale:	1:500
Revision:	B	Drawing Title:	PROPOSED SITE PLAN	Drawn By:	NMK
			Additional survey information added - 04/04/22	Checked By:	FDMCL
				Drawn By:	NMK
				Checked By:	FDMCL

**HERE ARCHITECTS**

4-6 Linsell Street, Ballymoney, County Antrim, BT53 6DP  
 T: 028 7044 5005  
 E: hello@herearchitects.com  
 W: www.herearchitects.com

**Proposed Site Plan**  
 Bryansford Road, Newcastle

# PLANNING

Planning has been achieved for 6 apartments as detailed below:

REF: LA07/2021/1944/F  
ADDRESS: Lands at Brooklands Grove to the west of Bryansford Road  
DESCRIPTION: 6 Apartments including associated access, car parking, communal amenity space and bin stores, provision of public open space, landscaping and all associated site and access works  
GRANTED: 3 October 2023

# SALES DETAILS

PRICE: Offers over £240,000  
TITLE: Assumed freehold  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

**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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9731



## FURTHER INFORMATION

**MARK PATTERSON**

mark.patterson@okt.co.uk

**ROSS PATTERSON**

ross.patterson@okt.co.uk



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.