

# QUIN

Estate Agents

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

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Downpatrick BT3 06LR  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

downpatrick@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703 612 257



**99 Commons Road**  
Ballykinler  
BT30 8DG

**Offers In The**  
Region Of **£55,000**

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

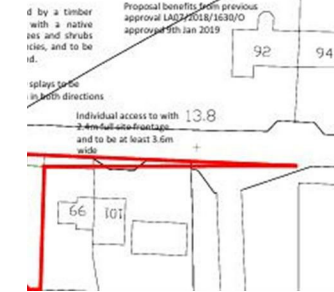
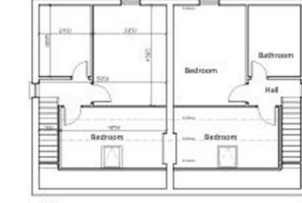
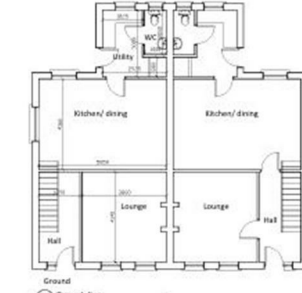
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Site with Outline Planning Permission
- Planning Application Number LA07/2022/0438/F
- One Pair of Semi Detached Homes
- Circa 0.2 Acre Site
- Pleasant Location, with Tyrella Beach Nearby
- Enquiries to Edel on 07703 612 257

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Proposal and concept.  
The site benefits from a previous approval LA07/2018/1630/O approved 9th Jan 2019. This application seeks to resurrect that approval.  
The site, extending to approximately 0.07ha / 0.2 acres is roughly triangular in shape. The site layout illustrates that two dwellings can be comfortably accommodated satisfying the surrounding development pattern, size, scale, siting and plot size. The surrounding houses are a mixture of two storey, storey and a half and single storey. Most properties on the southern side of the Commons Road are shallow pitched and are single storey or storey and a half.  
The envisioned design is to have the buildings front and address the Commons Road, allowing a garden area to the front with private amenity space to the rear which will avail of the afternoon / evening sun.  
The proposed design complies with the previous parameters in the Reserved Matters but also allows to maximise space on the first floor allow for modern day living.  
As indicated access to the unit closest to 99 will be paired with the existing access, with the access to the other unit from Marrian Park.



Directions

An excellent opportunity to acquire a site set in this quiet residential area of Ballykinler, approximately seven miles from Downpatrick and Newcastle respectively.

The site has Outline Planning Permission for 2 dwellings under planning application number LA07/2022/0438/F. Proposed drawings and copy of planning permission attached.

Enquires to Edel on 07703 612 257.