

FPP FOR 2 DWELLINGS, 48 NORTH ROAD, NEWTOWNARDS, BT23

OFFERS OVER £250,000

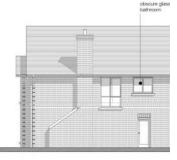




Nestled on North Road in Newtownards, this residential land offers a prime opportunity for those seeking to build their dream home or develop for sale. Boasting full planning permission for two 2storey detached dwellings with single-storey detached garages to the rear, this approximately 0.4-acre site is a canvas for your architectural aspirations.

Situated in a sought-after location, this property aligns perfectly with the existing building line along North Road, harmonising with the surrounding residential properties. There is currently good development in the area, making it an attractive prospect for those looking to invest in a highdemand market.

With the promise of creating two stunning homes in a well-established neighbourhood, this site presents a rare chance to craft homes that will offer . lucrative resale value in the future.



side elevation

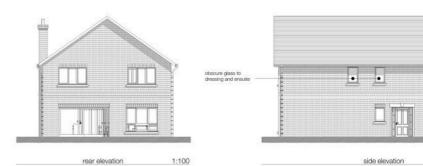


first floor plan

1:100



1:100



1:100

Key Features

- Full Planning Permission For Two Detached Dwellings And Associated Garages
- Circa 0.4 Acre Site
- Planning Reference: LA06/2022/0273/F



Planning Permission

Full planning permission was granted on the 15 Mar 2024 with full details available on the planning portal website using reference: LA06/2022/0273/F.

Services

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

Access

The existing vehicular access off North Road is on the south-eastern corner of the site. The site inclines gently away from the public road and is bounded on three sides by residential development. The dwelling which was previously on the site was demolished in 2021.

The proposed sites will be accessed directly off North Road. The existing ground levels adjacent to the road are to be retained with the addition of a new vehicular access in the centre of the roadside boundary. Dfl Roads was consulted and it offers no objections to the use of the existing access and also the provision of a second access onto the site.

A total of 2 in-curtilage parking spaces have been provided per unit and there is adequate space for visitor parking also within the site.

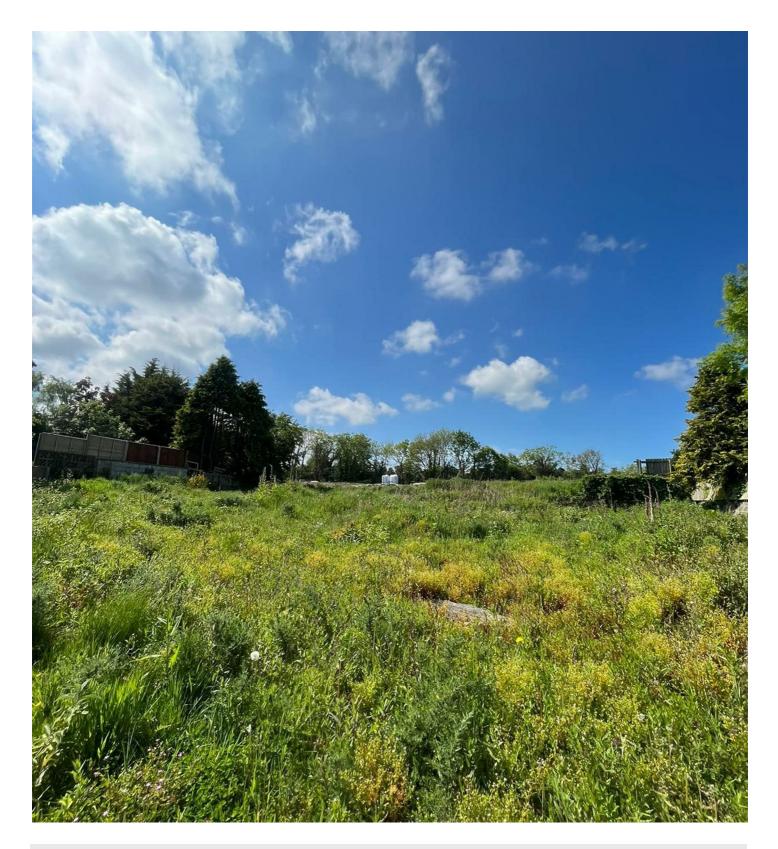
Location

The site is located on the north-western side of North Road and is currently a vacant brownfield site.

Boundaries

The existing boundaries are currently defined by varying fences and walls to the sides and some vegetation to the rear boundaries. The site plan indicates that a new 1.8m high timber fence will be constructed along the south-western boundary and partially along the northeastern boundary adjacent to the footprint of No. 50. The remaining rear boundaries will continue to the be defined by vegetation.





Questions you may have. Which mortgage would suit me best? How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444. Your home may be repossessed if you do not keep up repayments on your mortgage. We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ANDERSONSTOWN 028 9060 5200 **BALLYHACKAMORE** 028 9047 1515 BALLYNAHINCH 028 9756 1155

BANGOR 028 9127 1185 CAVEHILL 028 9072 9270 CARRICKFERGUS DONAGHADEE 28 9336 5986 028 9188 8000 CAUSEWAY COAST 0800 644 4432 DOWNPATRICK 028 4461 4101

FORESTSIDE 028 9064 1264 GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929

NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



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