

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**28 DUNLADY ROAD, DUNDONALD, BT16 1TT**

**OFFERS AROUND £275,000**



Full planning for replacement dwelling.

Perfectly placed within minutes of Dundonald, with excellent access to the Craigantlet Hills for commute to Hollywood and Belfast, this unique opportunity is ideally set on an elevated site with unrivalled, far-reaching, views to Scrabo, and open countryside and the Mourne Mountains.

The site is circa 1.2 acres, with services readily available for the new replacement dwelling. The site also features a detached triple garage with roof space storage and excellent ridge height (suitable for conversion subject to necessary permissions), stone outbuilding containing; one stable, kennels and a tack room, tractor shed, steel outbuilding, hardstanding and surrounding mature gardens.

Due to the nature of the site, we recommend contacting our office to arrange a site visit.

Building control and structural calculations are available upon request.





## Planning Permission

Full planning permission was granted on the 23rd February 2023 with full details available on the planning portal website using reference: LA05/2022/0533/F.

## Services

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

Site is accessed via a stone shared driveway off the Dunlady Road, with hardcore concrete driveway leading up to rear of proposed dwelling. The site is advantaged by its elevated position, screened by mature hedging and trees.

## Location

Travelling from Belfast towards Dundonald, go through Dundonald village and Dunlady Road is on your left hand side at the lights before the dual carriageway. Continue up this road past Dunlady Manor and Lambert developments and number 28 is on the left hand side.

## Site Details

The site is on two separate folios and currently consists of the site for replacement dwelling, a detached triple garage, stone outbuilding containing; one stable, kennels and a tack room, and farm outbuildings. The site is circa 1.2 acre, including 0.3 acre paddock to the West of the site.

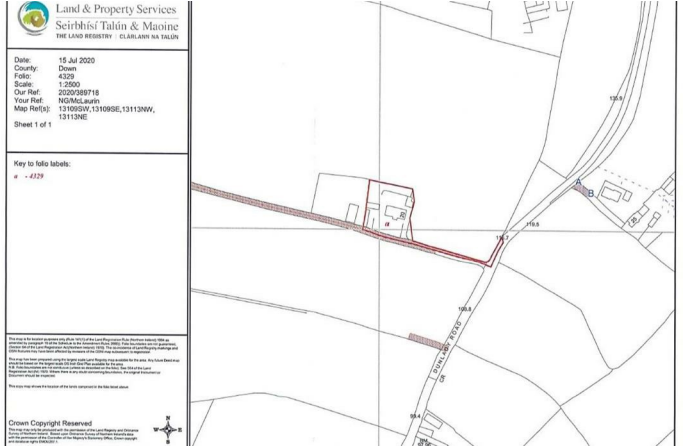
## Building Control

Building control plans approved to include -

3050 sq ft property.  
Zoned underfloor heating.  
Air source heat pump.  
Heat recovery ventilation system.  
Solar PV system.  
Treatment plant.

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is associated/related to a current employee of Ulster Property Sales.





Land & Property Services  
Seirbhísí Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

15 Jul 2020  
County: Down  
Folio: DN28547  
Scale: 1:2500  
Our Ref: 2020/389720  
Your Ref: NG/McLaurin  
Ref(s): 13109SW, 13109SE, 13113NW, 13113NE  
Sheet 1 of 1

Folio labels:  
**DN28547**

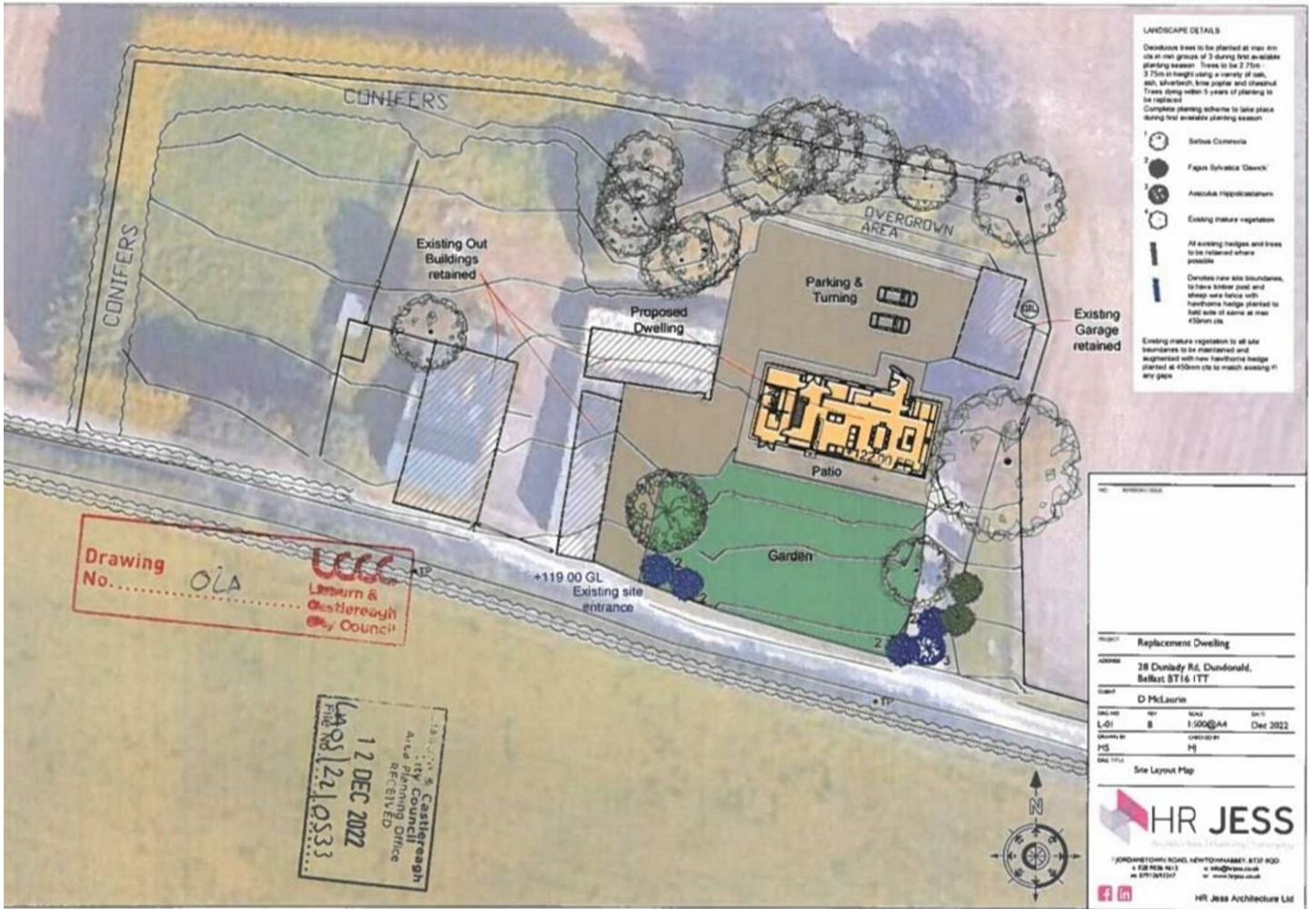
Information shown on this map is derived from the 2015 Ordnance Survey (OS) National Land Grid (NLG) and is not guaranteed. The OS National Land Grid is a geospatial framework for the Republic of Ireland. It is not a legal boundary and should not be used for legal purposes. The information shown on this map is for information only and should not be used for legal purposes. The information shown on this map is for information only and should not be used for legal purposes.

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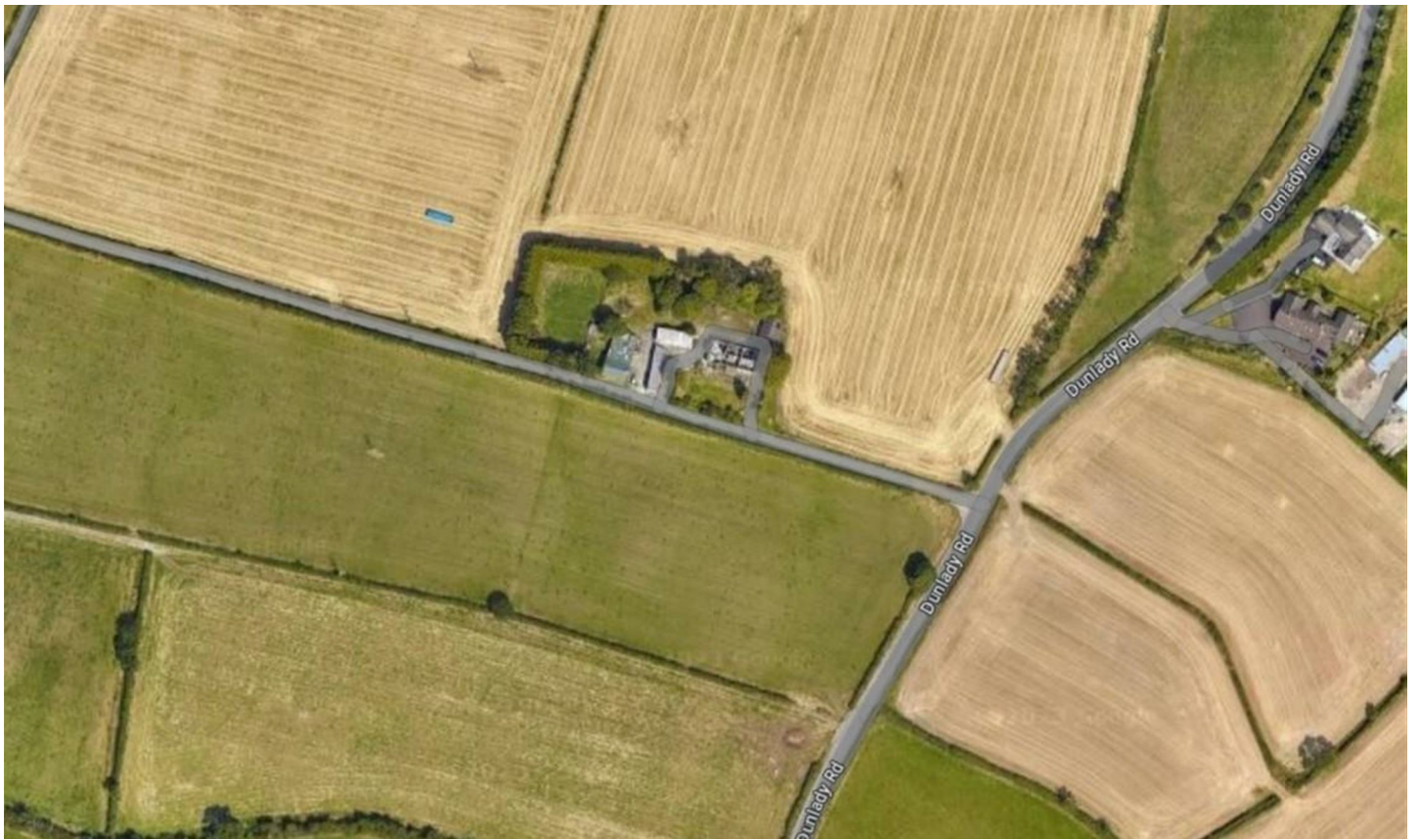












Questions you may have. **Which mortgage would suit me best?**

**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 9047 1515.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

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**RENTAL DIVISION**  
028 9070 1000

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