

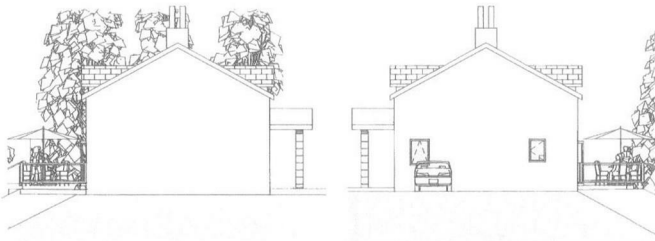
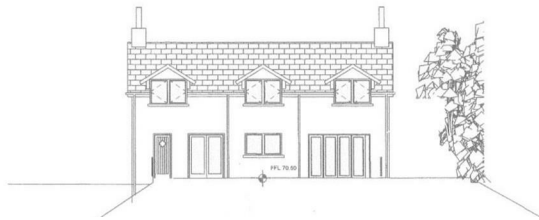


**SITE WITH FPP, LANDS TO THE SOUTH OF 40  
MOUNTAIN ROAD, NEWTOWNARDS, BT23 4UL**

**OFFERS AROUND £160,000**



EAST - FRONT ELEVATION



SOUTH ELEVATION

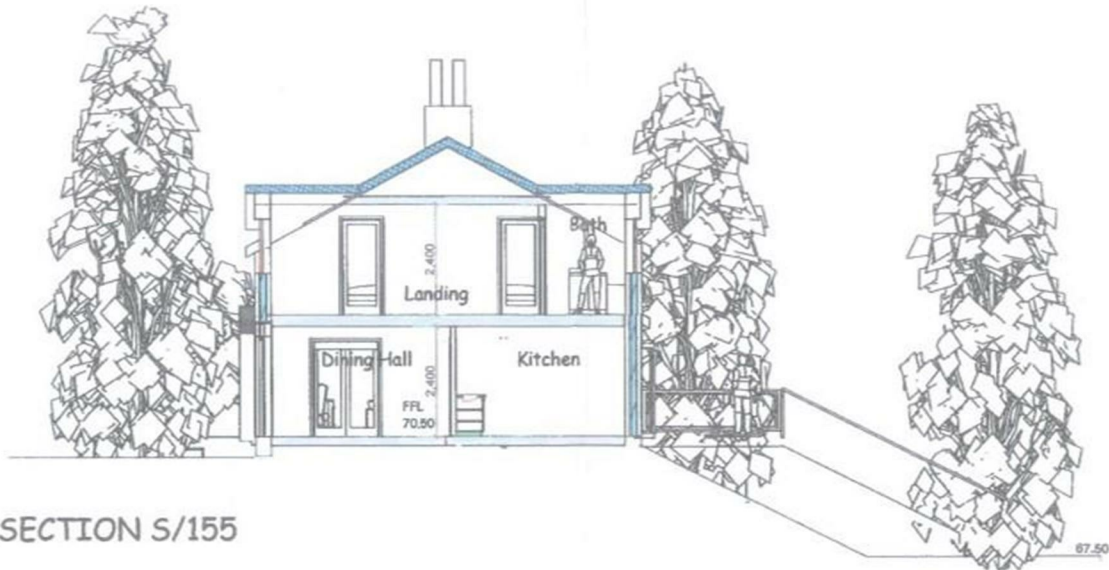
NORTH ELEVATION

This site is situated on the Mountain Road, Newtownards, and offering full planning permission for a detached dwelling complete with a garage and parking facilities. Regarded as one of Newtownards' most prestigious addresses, this will present the builder, investor or owner occupier an opportunity to build a stunning energy efficient home in an idyllic setting.

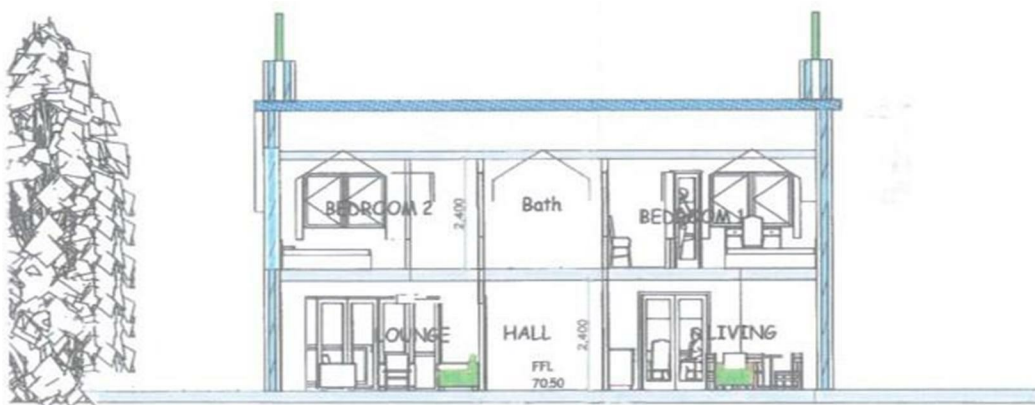
Spanning approximately 0.5 acres, the property is enveloped by mature boundaries on its East, West and South sides, ensuring both privacy and a picturesque setting.

The site is conveniently positioned on the outskirts of Newtownards offering excellent convenience into the town and its many amenities including shops, cafes, restaurants and Blair Mayne Leisure Centre. There are various tourist attractions close by such as Helen's Tower, Scrabo Tower, Killynether Forest Park and Mount Stewart Gardens. Bangor and Belfast City Centres are easily accessible for commuting.

Contact our office for further details.



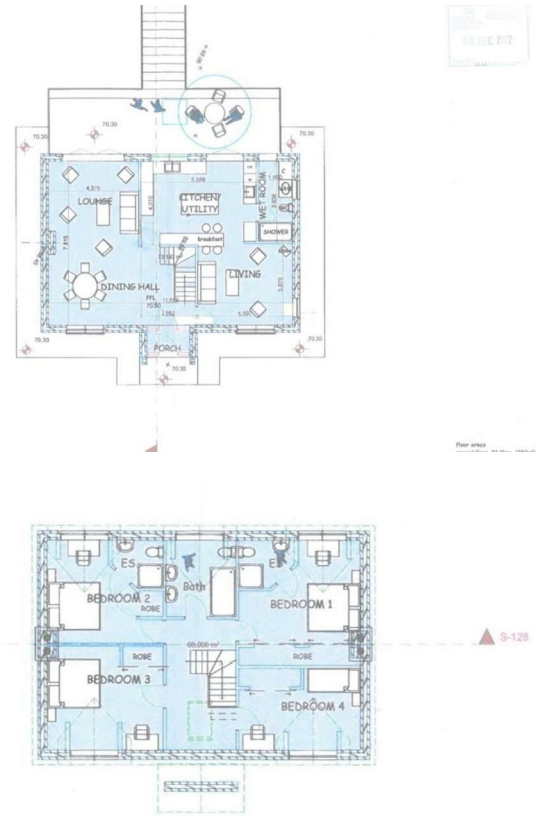
SECTION S/155



SECTION S/128

## Key Features

- Site Circa 0.5 Acre With Full Planning For One Dwelling
- Lands to the South Of 40 Mountain Road, With A Neighbouring Site To The North
- Affluent Address Within Close Proximity To Newtownards Town Centre
- Excellent Opportunity For Builders, Investor Or Owner Occupier
- Semi-Rural, Private and Picturesque Setting
- Perfect Location For Commuting To Bangor Or Belfast City Centre



## Planning Permission

LA06/2022/1261/RM

Application received date 16 Dec 2022

Decision issued date 10 May 2024

Permission expiry date 10 May 2029

## Location

Land immediately to the South of 40 Mountain Road, Newtownards BT23 4UL.

Easy Access into Newtownards' Thriving Town Centre and its Amenities Such as Shops, Cafes, Restaurants, Schools and Blair Mayne Leisure Centre.

Various Tourist Attractions Close by Such as Helen's Tower, Scrabo Tower, Killynether Forest Park and Mount Stewart Gardens.

Excellent for commuting to Bangor or Belfast City.

## Site Details

The site is currently an agricultural field circa 0.5 acre, which falls from the roadside in a Westerly direction. There are trees with post and wire fencing along the northern boundary of the site, a low wall along the western boundary and the eastern boundary along the roadside is a stonewall with hedging and trees.

## 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.



## APPROVAL OF RESERVED MATTERS

## Planning Act (Northern Ireland) 2011

Application No: LA06/2022/1261/RM

Date of Application: 16 December 2022

Site of Proposed Development: Land between Nos 38 and 40 Mountain Road  
Newtownards  
BT23 4UL

Description of Proposal: Infill Dwelling

Applicant: Gary Lowry

Agent: The Bridge Studio

Address: 109 Mountain Road  
Whitespots  
Newtownards  
Down  
BT23 4UL

Address: 47A Castle Street  
Strangford Lower  
Strangford  
Down  
BT30 7NF

Drawing Ref: 01E, 03E, 04D, 05, 06, 07, 08, 09 &amp; 10E

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

## HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates: -
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

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028 4461 4101

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028 9066 1929

