



Line for illustration purposes only



## LANDS TO THE EAST OF, 35 WOBURN ROAD, MILLISLE, NEWTOWNARDS, BT22 2HY

This development site on Woburn Road presents a unique opportunity for those looking to invest in land. Spanning an agricultural field, the site is positioned to the east of a cluster of agricultural buildings associated with the nearby detached dwelling at no. 35 Woburn Road.

Set back approximately 180 metres from the main road, the site offers a sense of privacy and seclusion, making it an ideal canvas for development. The area is predominantly agricultural, with indigenous hedging lining the field boundaries and the roadside, enhancing the natural beauty of the environment.

This aspect may appeal to those seeking a tranquil retreat away from the hustle and bustle of urban life, while still being within reach of local amenities.

Whether you are looking to build a new home or explore other development possibilities, this site on Woburn Road is a promising opportunity in the heart of the countryside.

Contact our office for further details.

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			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £120,000

# LANDS TO THE EAST OF, 35 WOBURN ROAD, MILLISLE, NEWTOWNADDS BT22 2LV

## Key Features

- Located Within An Agricultural Field To The East Of A Group Of Agricultural Buildings
- Excellent Opportunity For Builders, Investor Or Owner Occupier
- Outline Planning Permission
- Application reference : LA06/2024/0213/O

Date of Application: **4 March 2024**

Site of Proposed Development:

**Immediately East of 35 Woburn Road, Millisle, BT22 2HY**

Description of Proposal:

**Farm dwelling**

Agent: G T Design  
Address: 10 Ballybeen Road  
Moneyreagh  
Comber  
BT23 5PY

Drawing Ref: LA06/2024/0213/01, 02

The Council in pursuance of its powers under the above-mentioned Act hereby

### **GRANTS OUTLINE PLANNING PERMISSION**

for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development.

## **Planning Permission**

Application reference :

LA06/2024/0213/O

Application received date 04 Mar 2024

Decision issued date 09 Jul 2024

Permission expiry date 10 Jul 2027

## **Location**

The site for development is located on the north side of the Woburn Road, Millisle and in the countryside. The site is located within an agricultural field to the east of a group of agricultural buildings associated with no.35 Woburn Road. No.35 Woburn Road is a small detached single storey dwelling and there are also outbuildings surrounding it. The site is set back approximately 180m from the main road and unseen from that road.

## **Site Details**

The site lies outside the development limits of any settlement according to the Ards and Down Area Plan 2015. The surrounding area is characterised by undulating rural topography and dispersed detached dwellings and farm complexes. The surrounding land use is agricultural with indigenous hedging along field boundaries and at the roadside.

**LANDS TO THE EAST OF, 35 WOBURN ROAD, MILLISLE,  
NEWTOWNADDS RT22 2LV**









# LANDS TO THE EAST OF, 35 WOBURN ROAD, MILLISLE, NEWTOWNARDS BT22 2LV

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 Sandra on .

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. 18197087**

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

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028 9066 1929

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RENTAL DIVISION  
028 9070 1000



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