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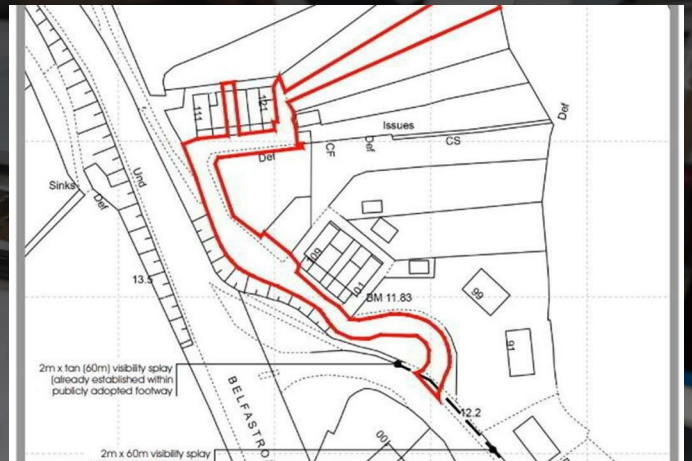
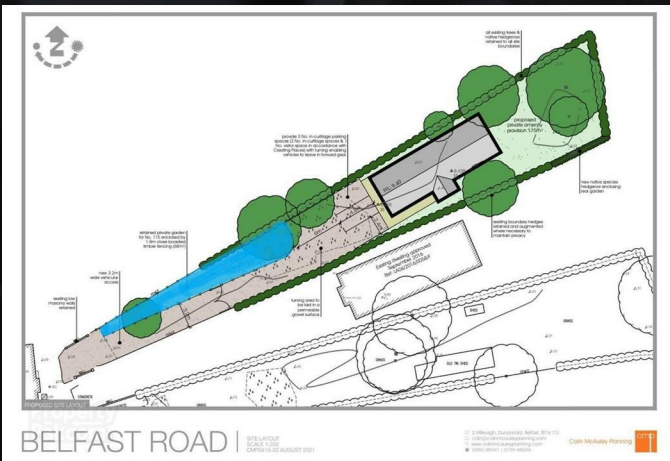
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## The Way Forward!

Nestled in the picturesque area of Comber, Newtownards, this unique building plot at 115 Belfast Road presents a remarkable opportunity for both self-build enthusiasts and speculative developers. With outline planning permission already granted for a single dwelling, this site is primed for your dream home or an investment project.

The approved plans allow for a single-storey property with a generous ridge height of 6 metres, providing ample scope for creative design while ensuring a comfortable living space. It is important to note that a small portion of the site, marked in blue on the site plan, is not included in the sale, allowing for a clear understanding of the boundaries.

This plot is ideally situated in a convenient yet rural location, offering the perfect balance of tranquillity and accessibility. The nearby Comber Greenway enhances the appeal of the area, providing scenic walking and cycling routes that connect you to the natural beauty of the surroundings.

Whether you are looking to create a personal sanctuary or seeking a promising investment opportunity, this land offers the potential to realise your vision in a charming and sought-after location. Do not miss the chance to explore this unique opportunity to build in Comber, where rural charm meets modern convenience.

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a **FREE VALUATION** of your property.

Mortgage advice is also available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes instead of waiting weeks to go through your high street bank for a decision.



Site of Proposed Development:	<b>Lands at 115 Belfast Road Comber</b>
Description of Proposal:	<b>Single storey dwelling, access, parking and associated landscaping</b>
Applicant: Address:	Agent: Colin McAuley Planning Address: 2 Millreagh Dundonald BT16 1TJ
Drawing Ref:	01 & 02
The Council in pursuance of its powers under the above-mentioned Act hereby <b>GRANTS OUTLINE PLANNING PERMISSION</b>	
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:	

**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

## REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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Michael  
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ESTATE AGENTS