

**SITE TO NORTH-EAST OF 8 FREDERICK PLACE,
NEWTOWNARDS, BT23 4AW**

OFFERS AROUND £100,000

Site To North-east of 8 Frederick Place.
LA06/2016/0363/F
Decision issued date 13 Jan 2021
Permission expiry date 12 Jan 2026

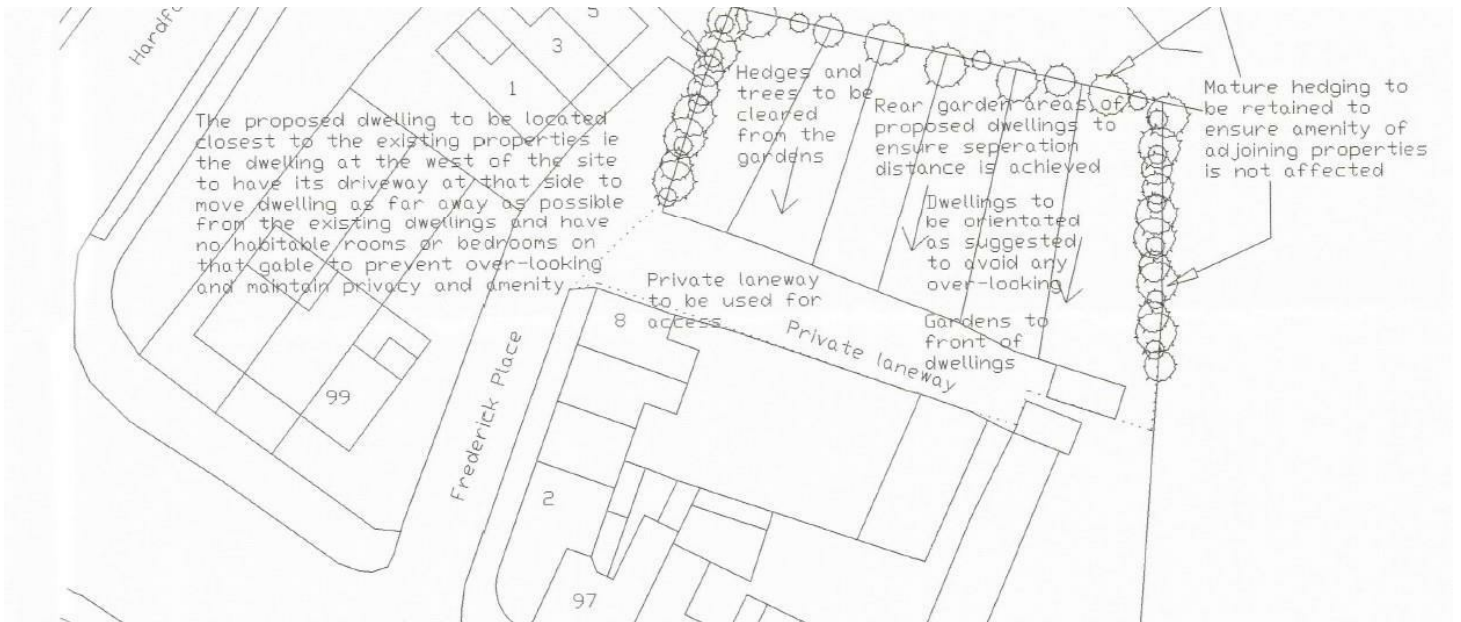
Full planning permission for four townhouses.

Three of the proposed town houses will be three-storey in nature, with one dormer to each front elevation. One of the mid terrace dwellings will be two-storey in nature which helps create a varied ridgeline and visual aspect, breaking up the massing. The town houses will all have a pitched roof design, with the maximum ridge height measuring 9.5m in height and a maximum eaves height of 6.5m. The town houses have one first-floor Juliet balcony each to the front elevation. External finishes include facing brickwork, painted render, uPVC windows and PVC rainwater goods.

Newtownards is a busy commuter town located approximately 10 miles from Belfast, attracting shoppers and visitors from a wide catchment area throughout North Down and Belfast.



Existing Site Plan and Site Analysis



PROPOSED FRONT ELEVATION 1:100

PROPOSED REAR ELEVATION 1:100

PROPOSED SECOND FLOOR PLAN 1:100

PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED GROUND FLOOR PLAN 1:100

PROPOSED END ELEVATION 1:100

PROPOSED SECTION A-A

PROPOSED SECTION B-B

PROPOSED SECTION C-C

Notes:

- All windows shall be double glazed and in-line configuration and fitted with 'Smart' anti-regulating automatic opening and ventilation devices with 100% fresh air supply and 100% energy recovery.
- Roof covering to be Full Grey Gablestone roof tiles.
- Windows to be JVC.
- Fabric soffits and eaves to be JVC.
- JVC gutter and downpipes.

Stamp: Planning Act (No) 2011, GRANTED, Subject to Conditions (if any), Decision from the Planning Authority (CEN/2014/00000000)

Applicant	Location	Description
ULSTER PROPERTY SALES	NEWTOWNARDS ROAD, BELFAST BT4 3EX	RENOVATION OF EXISTING 4 UNIT RESIDENTIAL
DATE: 15/01/2016	SCALE: 1:500	DWG. NO. P-2016-001

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.