

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**68A MOAT STREET,  
DONAGHADEE, BT21 0EE**

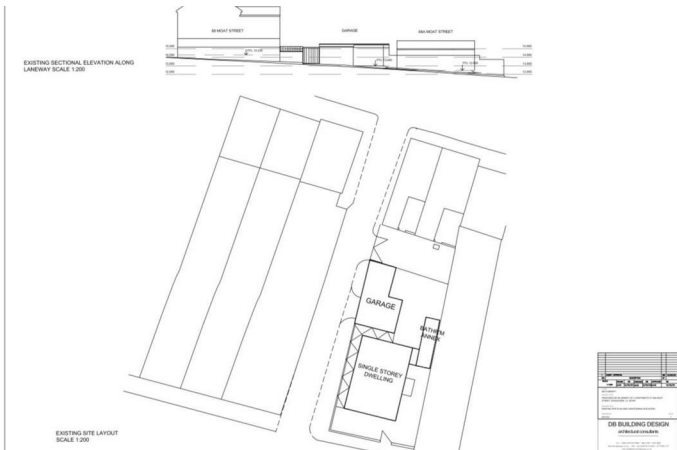
**OFFERS AROUND £60,000**



Nestled in the charming seaside town of Donaghadee, this prime development site on Moat Street presents an exceptional opportunity for those looking to invest in a thriving community. With full planning permission already in place for the construction of two delightful two-bedroom townhouses, each featuring integral garages, this site is ready for immediate development.

This development site is perfect for builders and investors seeking to capitalise on the growing demand for quality housing in this sought-after area. The design of the townhouses allows for modern living while ensuring that they blend seamlessly into the character of the town.

Given the attractive nature of this opportunity, early viewing is highly recommended to fully appreciate the potential this site holds.



DB BUILDING DESIGN	MOATELLEN COLLEGE								
100	90	88	86	84	79	77	73	63	61



2	MAP UPDATED	DB	04/11/23			
1	RESERVED MATTERS	DB	20/01/23			
ISS.	DESCRIPTION	BY				
SCALE	DRAWN	DB	CHECKED	DB	APPROVED	DB
1:1250	DATE	28/01/23	DATE	28/01/23	DATE	28/01/23
CLIENT						
MR E NEISBITT						
PROJECT TITLE						
PROPOSED DEVELOPMENT OF 2 APARTMENTS AT 68A MOAT						

## Key Features

- Full Planning For 2x Two Bedroom Apartments
- Excellent Opportunity For Investors
- Situated Within The Popular Seaside Town Of Donaghadee
- Site with Full Planning Permission - Reference LA06/2024/0291/F



## Planning Conditions

Full planning for 2x two storey townhouses with integral garage.

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (NI) 2015, or any Order revoking and re-enacting that Order, there shall be no windows, dormers or extensions constructed other than those expressly authorised by this permission.

Reason: To protect the living conditions of residents in the surrounding area.

3. The building shall not be occupied until the parking provision has been provided in accordance with that indicated on drawing no. 04 which shall be permanently retained thereafter.

Reason: To ensure adequate parking provision.

4. The construction of the proposed boundary fencing as shaded yellow on drawing no. 04, shall be carried out in accordance with the approved details prior to occupation of any part of the development hereby approved and shall be permanently retained thereafter.

Reason: To ensure privacy and screening for future occupants.

5. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that Order), the windows shaded green on drawing nos.05 & 06 shall

be glazed with obscure glass prior to occupation and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of adjacent properties.

## Planning Permission

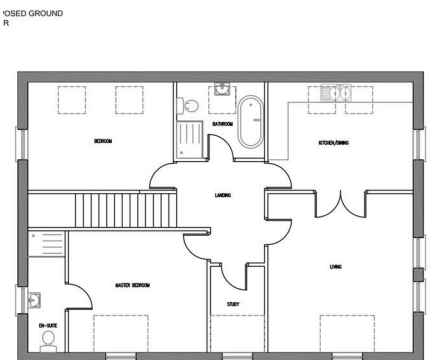
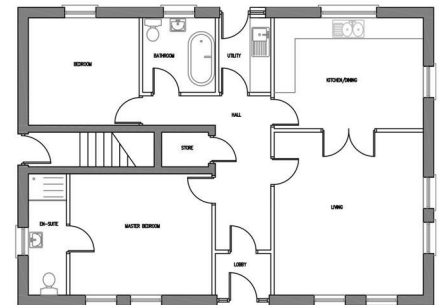
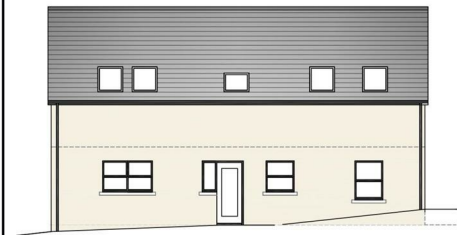
Full planning permission was granted on the 9th October 2024 with full details available on the planning portal website using reference: LA06/2024/0291/F

## Services

It is understood that 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.

## Location

The application site is located on the southern side of Moat Street, Donaghadee. A line of terraced dwellings front onto Moat Street and then the land falls from Moat Street to the playing fields which lie to the south of the site. The site lies to the rear (south) of no.66 and 68 Moat Street which are two-storey terraced dwellings, with no.68 being an end of terrace. Both dwellings have rear yard areas enclosed by a 2m wall. There is a laneway running along the western side of the site which leads down to the playing fields which lie to the south of the site. The site sits at a lower level than Moat Street.





PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED SECTION  
SCALE 1:100

**NOTES**

1. All work to be done in accordance with the BS 8000 standard and the BS 8000 standard for the construction of buildings.
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NO.	DESCRIPTION	DATE	BY	CHKD

DB BUILDING DESIGN  
architectural consultants

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 9188 8000.  
 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.

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- ANDERSONSTOWN 028 9060 5200
- BALLYHACKAMORE 028 9047 1515
- BALLYNAHINCH 028 9756 1155
- BANGOR 028 9127 1185
- CARRICKFERGUS 028 9336 5986
- CAVEHILL 028 9072 9270
- DONAGHADEE 028 9188 8000
- DOWNPATRICK 028 4461 4101
- FORESTSIDE 028 9064 1264
- GLENGORMLEY 028 9083 3295
- MALONE 028 9066 1929
- NEWTOWNARDS 028 9181 1444

RENTAL DIVISION  
028 9070 1000

