

# RODGERS & BROWNE

Two Building Sites @ 209 Church Road  
Holywood, BT18 9RN

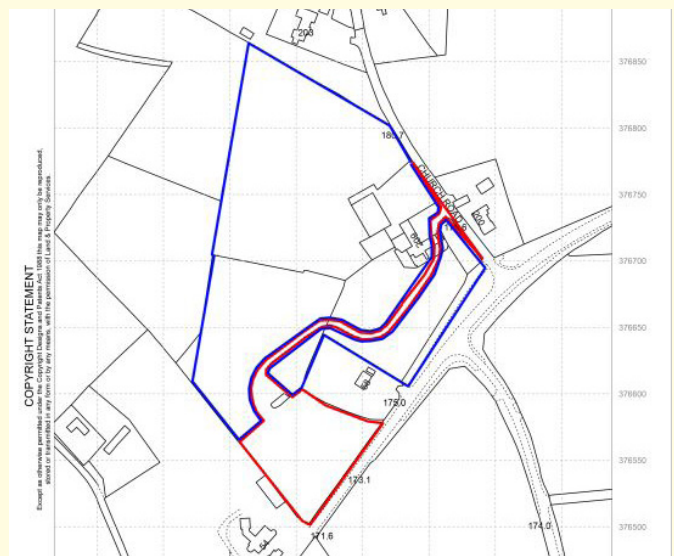
*offers around £275,000 Per site*



## *The Agent's Perspective...*

*“A fantastic opportunity to purchase either one or two building sites which have full planning permission granted for detached family homes, extending to c.3,800 sq ft.*

*The sites extend from c.0.60 – c.0.70 of an acre and are set in a semi-rural position with views over the rolling countryside only two minutes from the renowned Holywood town centre”*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



*The facts you need to know...*

Two individual building sites with full planning permission granted (LA06/2023/2198/F)

The sites can be purchased either individually or together

Sweeping laneway to be put in by the vendor

Water and electric are available to the sites

Each house design extends to c.3,800 sq ft including garage

The layout comprising of five bedrooms, four with ensuites, drawing room, study and open plan kitchen, living dining

Site one - 0.70 acres, Site two - 0.60 acres

An ideal opportunity for either an individual wishing to embark in their own grand design to that of a developer wanting two sites ready to go

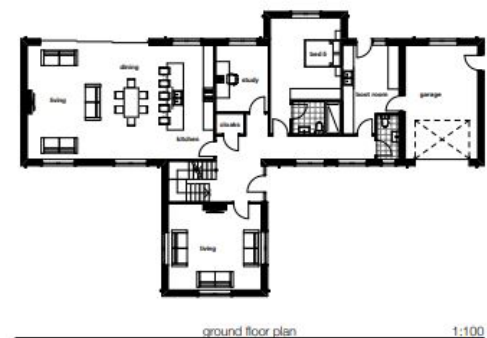
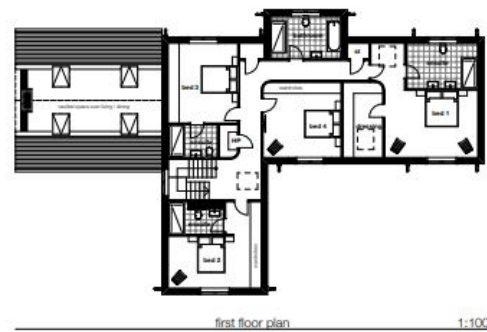
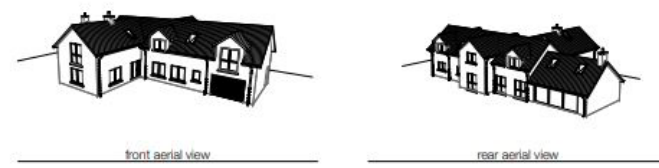
Hollywood and Dundonald Village are only five minutes away including the Ulster Hospital

Perfectly positioned to access Belfast City Centre and The George Best City Airport

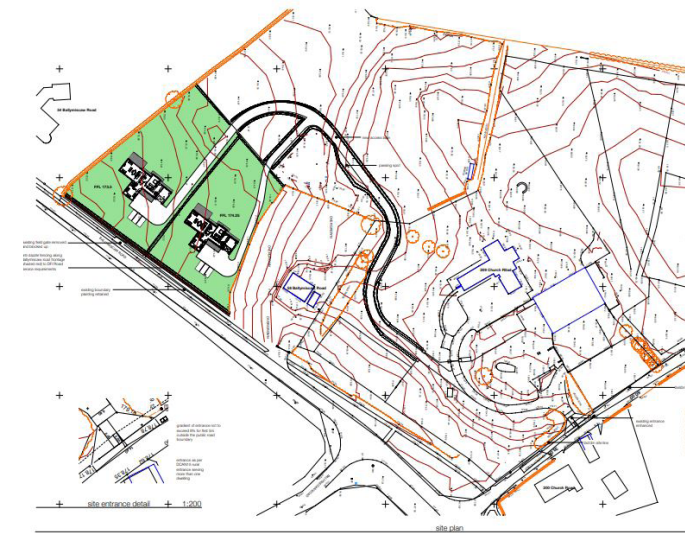
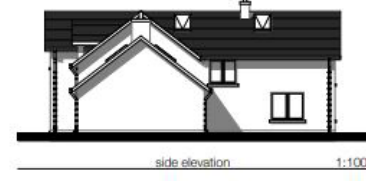
Note: all maps and boundaries in these details, and online, are for identification only and are not to be considered as forming part of any sale, lease or contract.



Site map



Elevations and floor plans



Full site map and entrance



Artist impressions from Ballyregan Road

*Location*

Travelling from Holywood High Street travel up Church Road and continue for two miles No 209 is on your right.



# Additional information

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

Each site will be Freehold

From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

## VIEWING

By appointment with **RODGERS & BROWNE**.

Ards and  
North Down  
Borough Council

### PLANNING PERMISSION

#### Planning Act (Northern Ireland) 2011

Application No: **LA06/2023/2198/F**

Date of Application: **14 September 2023**

Site of Proposed  
Development:

**Lands between 54 and 58 Ballymiscaw Road, Holywood  
BT18 9RN**

Description of Proposal:

**2No. dwellings, with access via upgraded entrance to 209  
Church Road.**

Agent: **Marc Ballard Reality Architects**  
Address: **16 Demesne Park  
Holywood**

Drawing Ref: **01, 02B & 04B**

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

### GRANTS 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with the requirements of Section 61 of the Planning Act (Northern Ireland) 2011.

**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

**Sold**  
028 9042 1414

Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk  
rogersandbrowne.co.uk



#### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.