

simon**BRIEN**
RESIDENTIAL

Building Site At
12 Ballyalton Road,
Newtownards, BT23 5AB



Offers Around £175,000

Telephone 02891 800700
www.simonbrien.com

KEY FEATURES

- Beautiful building site of circa 0.9 of an acre
- Very rare opportunity within this highly sought after countryside location
- Outline planning permission granted for replacement dwelling
- Mature, elevated setting surrounded by mature trees and hedging
- Views stretching over the rolling hills of County Down countryside
- Access off Ballyalton Road via an existing entrance
- Water and electricity are both convenient to the building site
- Planning permission documents available on request
- Planning Permission reference: LA06/2018/0753/O.

SUMMARY

Have you ever dreamt of building your very own Grand Design? Simon Brien Residential take great pleasure in presenting this fantastic opportunity build your own home.

Commanding stunning views over a patchwork of farmland, the subject building site, circa 0.9 of an acre, gracefully rests on top of a drumlin behind one of Northern Ireland's best known landmarks, Scrabo Tower. The lucky new owners will be able to avail of this beautiful countryside location, while benefiting from a few minutes' drive to the bustling market towns of Newtownards and Comber. Travelling to Belfast, Ballyhackamore, City Airport and Holywood is very palatable. Meaning schooling is well catered for also due to the very handy location.

Outline planning permission has been successfully granted for the replacement of an existing dwelling, with a ridge height of 6 meters above finished floor level.

We feel interest levels are likely to be high, so please do act accordingly.

Note: The CGI images are being used for illustration purposes only.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/A/20/AN



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