simonBRIEN
RESIDENTIAL

35 Harbour Road, Ballintoy, BT54 6NB

Asking Price £275,000

Telephone 02890 428989
www.simonbrien.com

INTRODUCTION

Ballintoy village on the North Antrim Coast, is a spectacular setting with some of the most superb views across the North Antrim coastline overlooking Rathlin Island towards The Giants Causeway and the Mull of Kintyre. Having recently shot to fame for filming locations for Game of Thrones the infamous harbour offers a tranquil setting with some beautiful beaches.

The subject site for has full planning approval for a detached dwelling designed by Michael Colwell Architects, with superb bright and airy accommodation while making the most of the stunning views with floor to ceiling windows and raised terrace overlooking the most spectacular panoramic views. Planning approval was granted in 5th May 2022 under planning reference LA01/2020/0768/F. The current owner has also had working drawings produced and approved by building control.

This elevated site is accessed off the Harbour Road along a shared laneway and is convenient to the famous Carrick-a-Rede Rope Bridge, Bushmills and Ballycastle. The specific site could be started tomorrow!

We draw special attention to the sale of this site as seldom can we offer a coastal site in this sought after scenic area of the North Antrim Coastline.

The site also benefits from fully approved building control working drawings.

PLANNING STATUS

Planning Approval - LA01/2020/0768/F – Replacement Dwelling – Approved 5th May 2022
The approved dwelling measures circa 2,500 Sq Ft

PRICE

£275,000 (two hundred and seventy five thousand pounds Sterling)

VIEWING

Viewing is by appointment through our North Down office (02890 428989)

FURTHER DETAILS

For further information, please contact David Best at our North Down office on 02890428989 or via email at dbest@simonbrien.com

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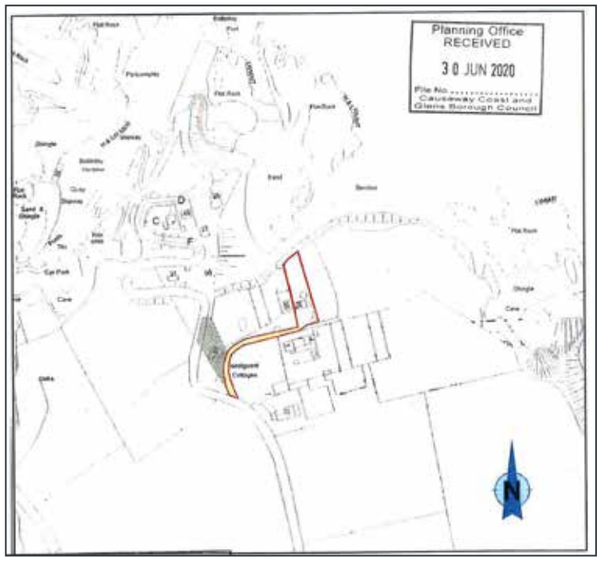


Causeway Coast & Glens Borough Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2020/0768/F**

Date of Application: **30th June 2020**

Site of Proposed Development: **35 Harbour Road**
Ballintoy
Ballycastle

Description of Proposal: **Replacement dwelling**

Applicant:
Address:

Agent:
Address:

Drawing Ref: 01, 02B, 03, 04A, 05A

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

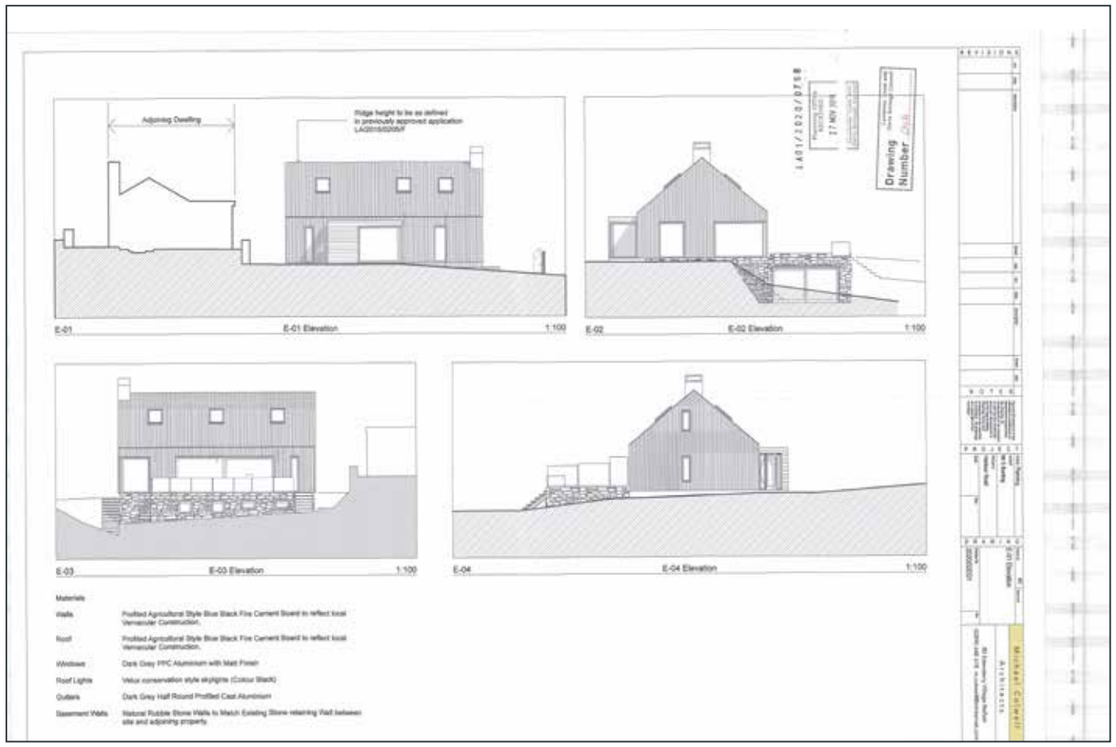
GRANTS PLANNING PERMISSION

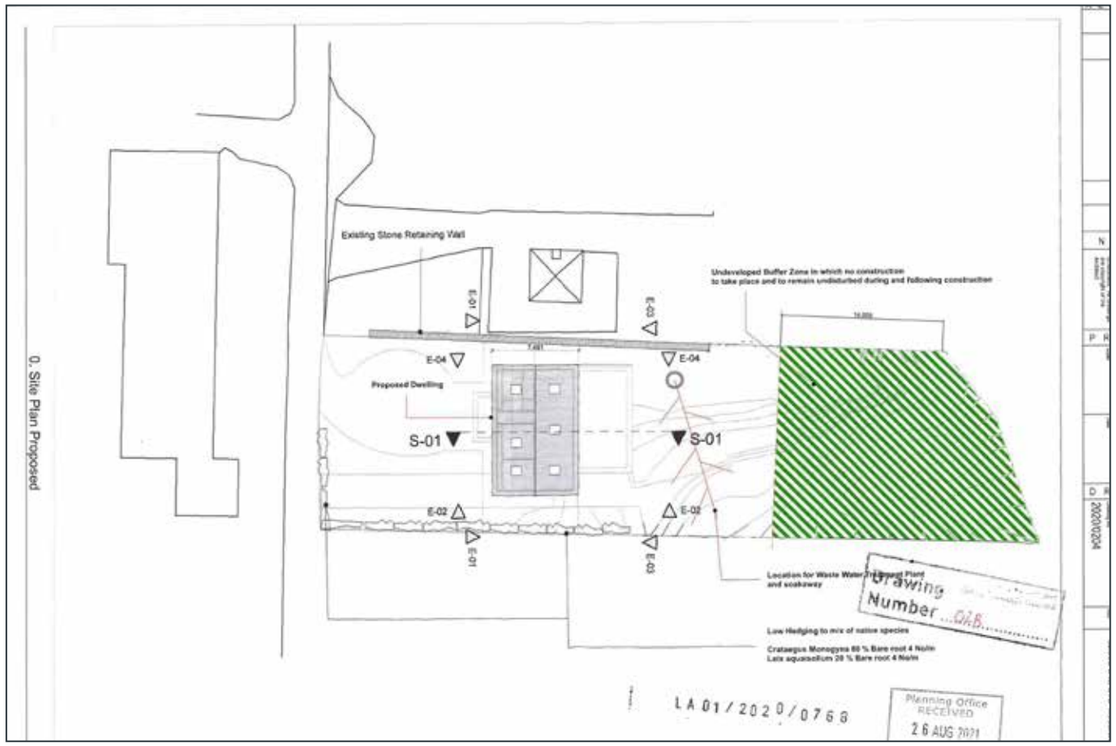
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: Time limit.

Application No. LA01/2020/0768/F LA01





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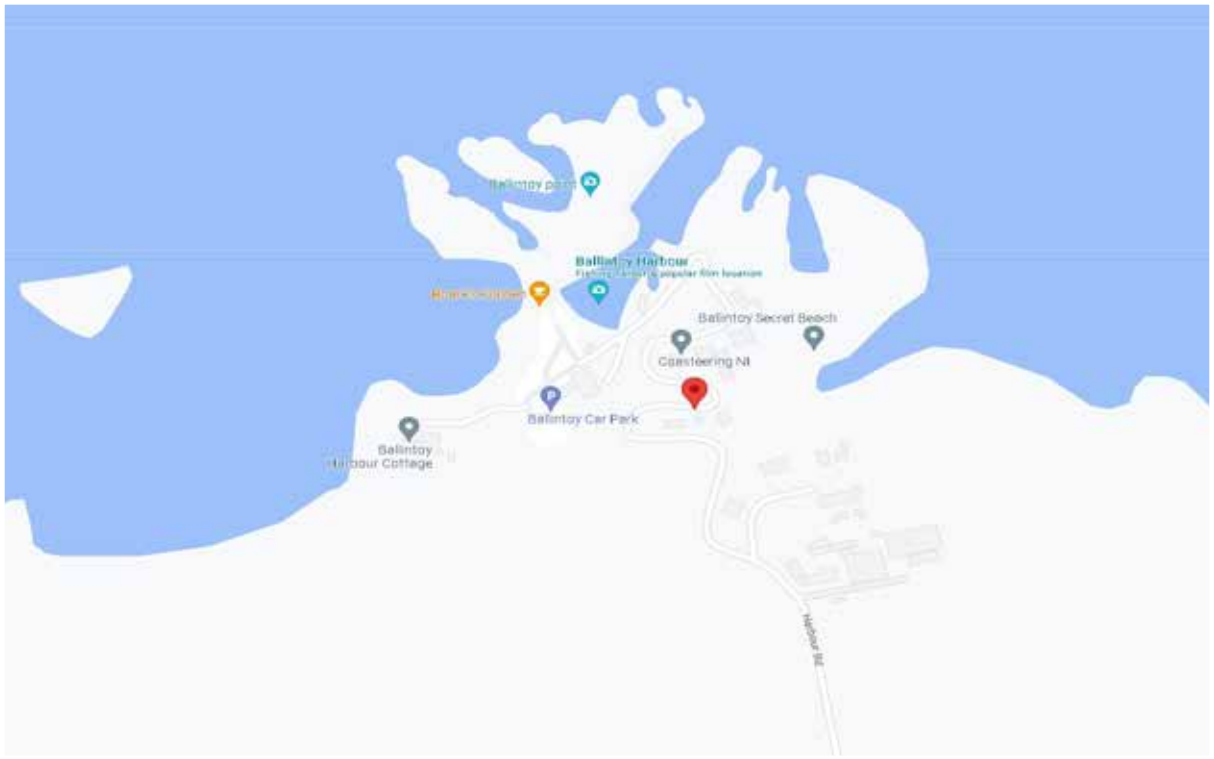
Location



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**

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The Property Ombudsman

REF: DB/F/22/AN

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
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Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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