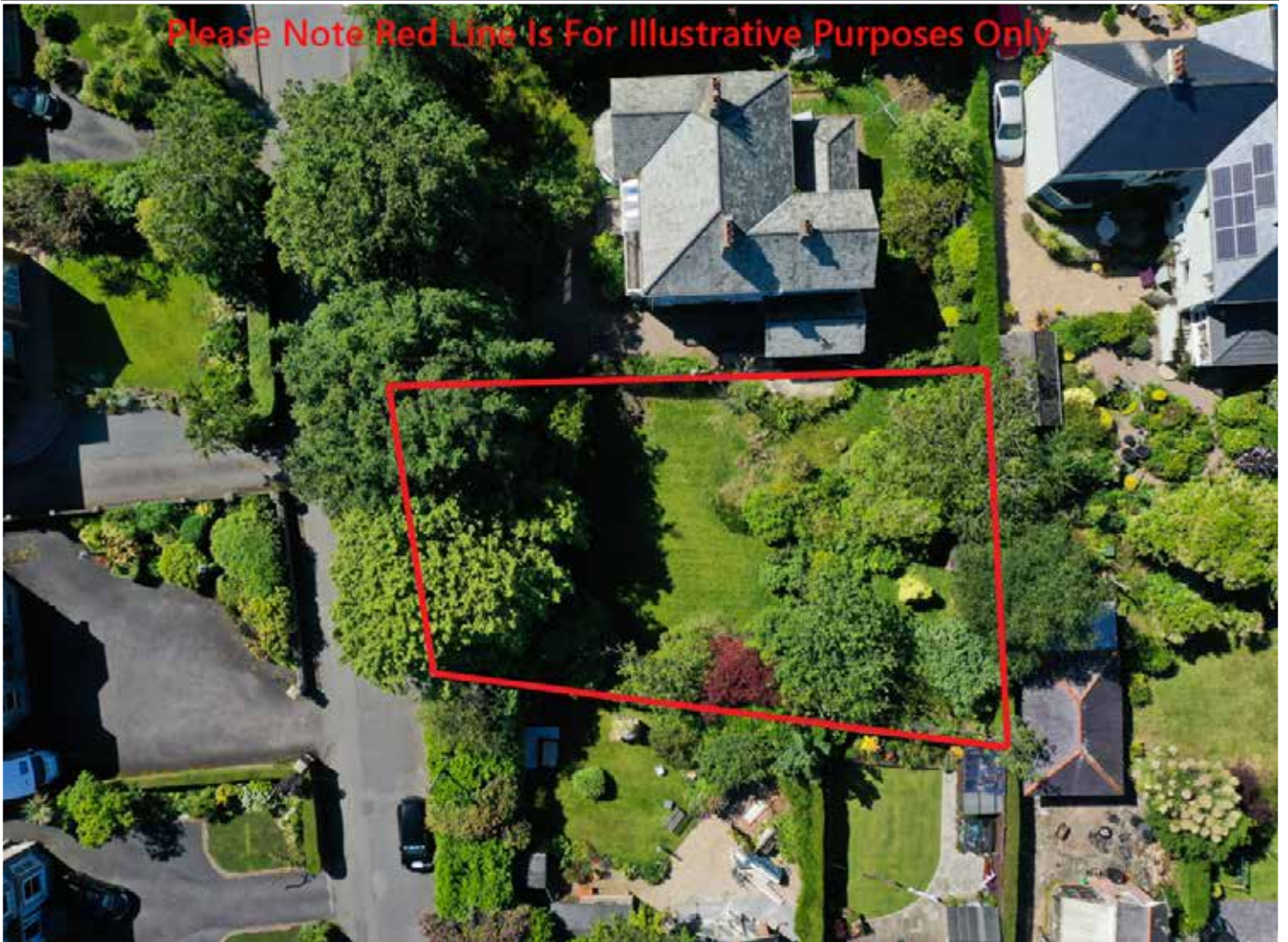


simon**BRIEN**
RESIDENTIAL

Site At 16 Downshire Road,
Bangor, BT20 3TW

Please Note Red Line Is For Illustrative Purposes Only



Offers Over £280,000

Telephone 02890 428989
www.simonbrien.com

INTRODUCTION

Set in the heart of Bangor West, one of North Down's premier addresses this superb mature site offers outline planning permission for a new detached dwelling measuring circa 2000 sqft, plus detached garage. The subject site measures circa 0.2 acre and is set in a highly popular residential tree lined street on the outskirts of Bangor, yet within short walking distance to the stunning North Down coastline and its beautiful coastal walks. The approved planning offers buyers the superb opportunity to build a family home with bright and airy accommodation throughout while making the most of the surrounding gardens.

Close to Bangor City Centre, with its large array of shops, restaurants and amenities including schools and sporting facilities with Royal Ulster Yacht Club, Ballyholme Yacht Clubs and Bangor Marina all close by. Excellent transport networks to Holywood, Belfast and beyond via rail, road and air are also available with Holywood only 10 mins drive and Belfast City Airport less than 20 mins drive. Sites of this nature in this highly desirable location are sought after and we would strongly recommend a site visit to appreciate all it has to offer.

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

PLANNING STATUS

Outline Planning Approval – Detached Dwelling and Garage - Planning approval was granted in 22nd April 2022 under planning reference LA06/2021/1057/0
The approved dwelling measures circa 2,000 Sq Ft

PRICE

Offers Over £280,000 (Two hundred and eighty 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

OUTLINE PLANNING PERMISSION Planning Act (Northern Ireland) 2011

Application No: **LA06/2021/1057/O**

Date of Application: **31st August 2021**

Site of Proposed
Development:

**Lands immediately to the east of 16 Downshire Road
Bangor**

Description of Proposal:

Detached dwelling and garage

Applicant: Mr David Gordon
Address: 19 Maclaren Road
Moordown
Bournemouth
Dorset
BH9 2XA

Agent: Studio Lowry Architecture
Address: 1a Kilbright Road
Ballywalter
BT22 2LJ

Drawing Ref: LA06/2021/1057/01 & 05

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

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved

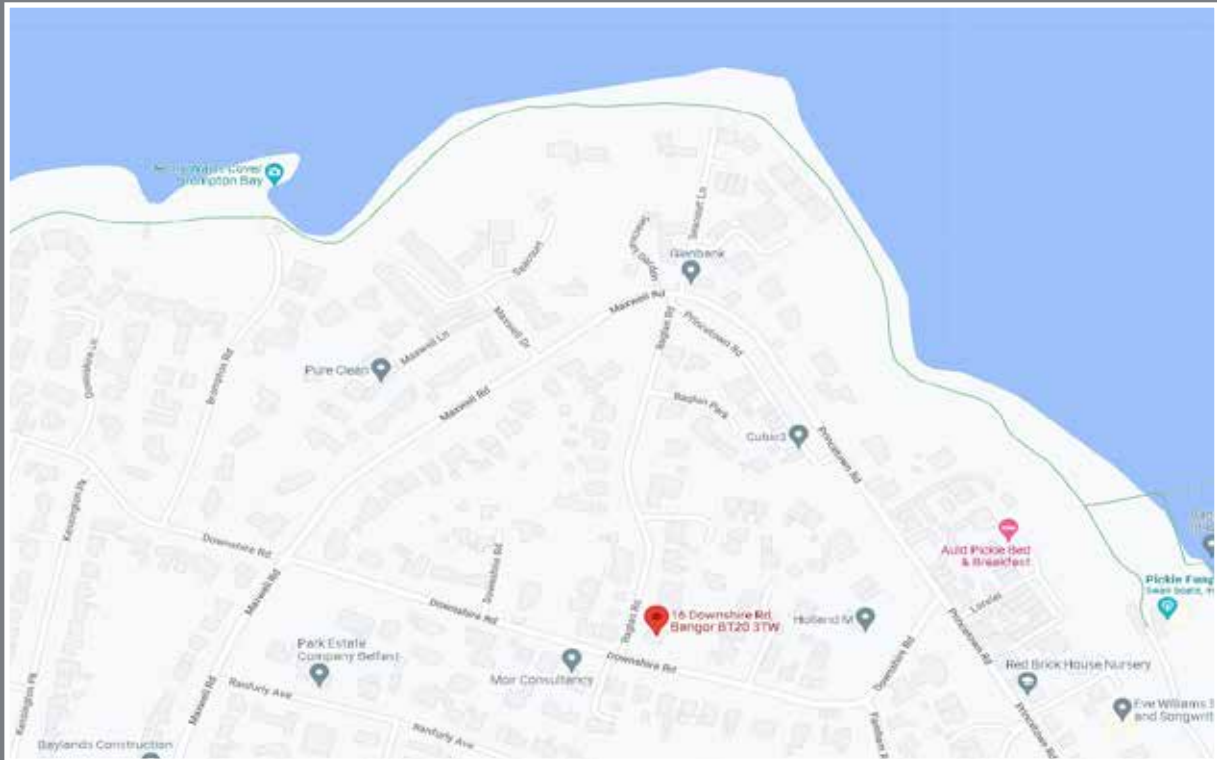
Application No. LA06/2021/1057/O

LA06





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: 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
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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