

2 Building Sites With Outline Planning Approval Ballyregan Road, Holywood

Please note red line is for illustrative purposes only



Site 1 – £260,000

Site 2 – **AGREED**

Telephone 02890 428989
www.simonbrien.com

TWO SITES @ BALLYREGAN ROAD WITH OUTLINE PLANNING PERMISSION

Elevated sites with panoramic views across the Craigtantlet Hills from Scrabo to Belfast Harbour

Two sites with outline planning permission for detached dwellings (LA05/2018/1163/O)

Reserve matters in for full planning permission for 2830 sq.ft. contemporary style four bedroom detached homes (LA05/2022/0729/RM)

Site 1 – £260,000 - 0.63 Acres

Site 2 – £240,000 - 0.8 Acres **AGREED**

We are delighted to present these two sites situated in the extremely popular location within the Craigtantlet Hills, Holywood. Living here you benefit from the advantages of the countryside with panoramic views across surrounding fields, towards Scrabo Tower, Strangford Lough and Belfast Harbour. Yet remain within close proximity to the neighbouring towns of Dundonald and the Ulster Hospital which are a 5 minute drive, Holywood, Newtownards, Bangor and East Belfast all a 10 minute drive, Belfast City Centre a 20 minute drive and Belfast City airport only 10 minutes for those who commute.

There is a full planning application in currently for striking barn style properties with detached garages which have been designed by the well-renowned BGA Architects. These unique designs are sure to be attractive to an array of buyers and will nestle beautifully into the surrounding countryside. The accommodation measures 2,380 sqft and offers fabulous, open plan living for a family or downsizer. The plots are c. 0.63 and 0.8 acres respectively which gives each home ample space for entertaining and children to play.

This is a superb opportunity to acquire a site within the Craigtantlet Hills with panoramic views and to build a home to your own specification.

For more information or a site visit to appreciate the situation and aspect please contact Tiffany Brien on 02890428989.





LANDSCAPING SCHEME/SCHEDULE

- GENERAL LANDSCAPING NOTES:**
- All landscaping works to be undertaken in accordance with Landscape Site Plan.
 - Allowance will be made for the protection of ground areas by drainage pipes being installed.
 - Allow for 50% increase in ground level in areas of existing ground slopes from the main 300mm approved datum. All cut and fill areas to be free from settlement, cracks and any other signs of subsidence. Retention walls to be free from cracks, settlement and any other signs of subsidence. Retention walls to be free from cracks, settlement and any other signs of subsidence.
- HEAVY STANDARD TREE PLANTING:**
- Tree No. 1000 x 1000 x 1000mm, south cross up to 100mm in diameter to 100mm plant height and 100mm spread canopy (excluding trunk) minimum 100mm DBH. Single and double trunked trees, including trunk and canopy, to be planted in accordance with the following specifications:
- GROUND COVER PLANTING:**
- Planting to be done at a depth of 100mm and a distance of 100mm from the edge of the ground cover area.
- RESERVE PLANTING (50mm):**
- Planting to be done at a depth of 100mm and a distance of 100mm from the edge of the ground cover area.
- WATER BEDDING:**
- Water bedded plants to be planted at a depth of 100mm and a distance of 100mm from the edge of the ground cover area.
- NOTIFICATION:**
- The 100mm water bedded plants to be planted at a depth of 100mm and a distance of 100mm from the edge of the ground cover area.

B	Validity expires after
A	House 2 repositioned
Reviewer	Description

J.L.	J.L.	28 July 2022
Open	Checked	Date

Drawing No. 2222.02(B)

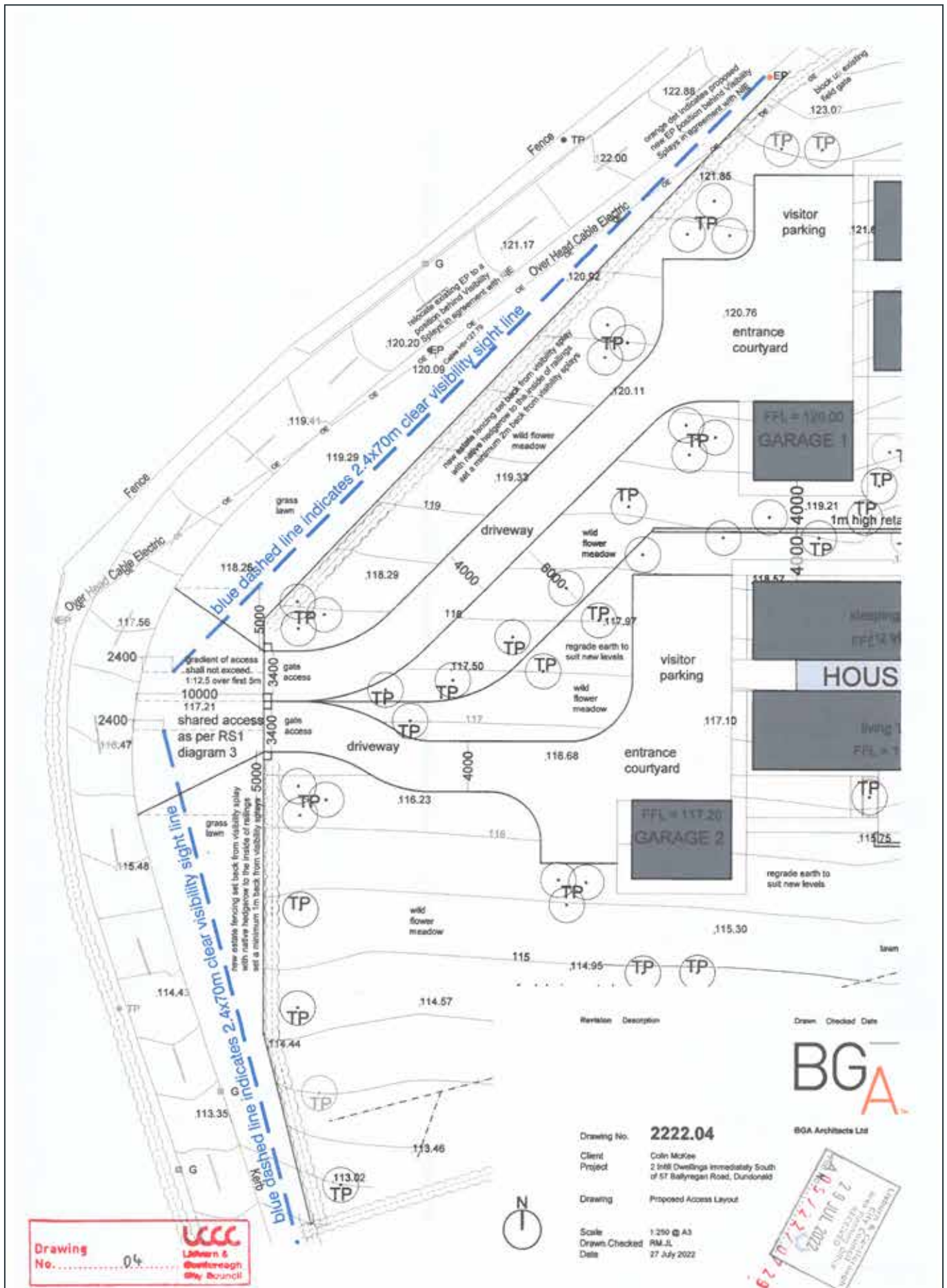
Client: Colin McKee
Project: 2 x 180 Dwellings Immediately South of 57 Eastyeggs Road, Dunblane

Drawing: Proposed Site Plan

Scale: 1:250 @ A1
Drawn/Checked: J.L.
Date: 7 July 2022



BGA Architects Ltd.
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Email: info@bgaarchitects.co.uk



Drawing No. 04

UCCC
Lahore & Co. Ltd
Town & Country
City Council

Revision Description

Drawn Checked Date

BGA
Architects Ltd

Drawing No. **2222.04**
 Client: Colin McVee
 Project: 2 Infill Dwellings Immediately South of St Ballyregan Road, Dundoalk
 Drawing: Proposed Access Layout
 Scale: 1:250 @ A3
 Drawn/Checked: RM/JL
 Date: 27 July 2022

29 JUL 2022
 10:55 AM
 10:55 AM
 10:55 AM
 10:55 AM



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PROPOSED REAR ELEVATION - FACING EAST



PROPOSED FRONT ELEVATION - FACING WEST

PROPOSED FLOOR PLAN

legend:

- 01. covered entrance porch
- 02. entrance hall
- 03. wc
- 04. pantry
- 05. utility laundry
- 06. bathroom
- 07. lounge
- 08. snug/dining/kitchen bedroom
- 09. kitchen
- 10. dining
- 11. living
- 12. ensuite
- 13. bedroom
- 14. bathroom
- 15. office
- 16. main ensuite
- 17. main bedroom
- 18. morning sun space
- 19. morning/afternoon patio
- 20. afternoon/evening patio
- 21. garage + garden area

Internal floor area = 2833 sqft (excluding garage)





PROPOSED SIDE ELEVATION - FACING NORTH



PROPOSED SIDE ELEVATION - FACING SOUTH



MATERIALS/FINISHES:

SLEEPING BLOCK:

- Walls: Black fibre-cement slate with recessed bronze profiled cladding
- Windows/Doors: Bronze coloured aluminium
- Pitched Roof: Black fibre-cement slate
- Rainwater goods: Concealed

ENTRANCE/SERVICE SPINE:

- Walls: Bronze profiled cladding
- Windows/Doors: Bronze coloured aluminium
- Flat Roof: Single ply membrane
- Rainwater goods: Concealed

LIVING BLOCK:

- Walls: Light grey standing seam zinc with recessed bronze profiled cladding
- Windows/Doors: Bronze coloured aluminium
- Pitched Roof: Light grey standing seam zinc
- Rainwater goods: Concealed

GARAGE:

- Walls: Black charred timber cladding
- Windows/Doors: Bronze coloured aluminium
- Pitched Roof: Black charred timber
- Rainwater goods: Concealed

TWIN CASA:

An flat roof entrance/service spine links twinned linear pitched roof forms (one for sleeping in and another for living in) which step down the sloping topograph. A third pitched roof element houses the garage which creates enclosure for the outdoor living areas whilst providing privacy from the public road.

The living twin is afforded generous vaulted ceilings internally and is punctuated with large areas of glass facing south and creating views towards Scarbo Tower.

The architectural style references agricultural and rural building typologies creating a contemporary home sitting comfortably in the rolling countryside.



Revision Description



Drawn Checked Date



Drawing No. 2222.02

BGA Architects Ltd

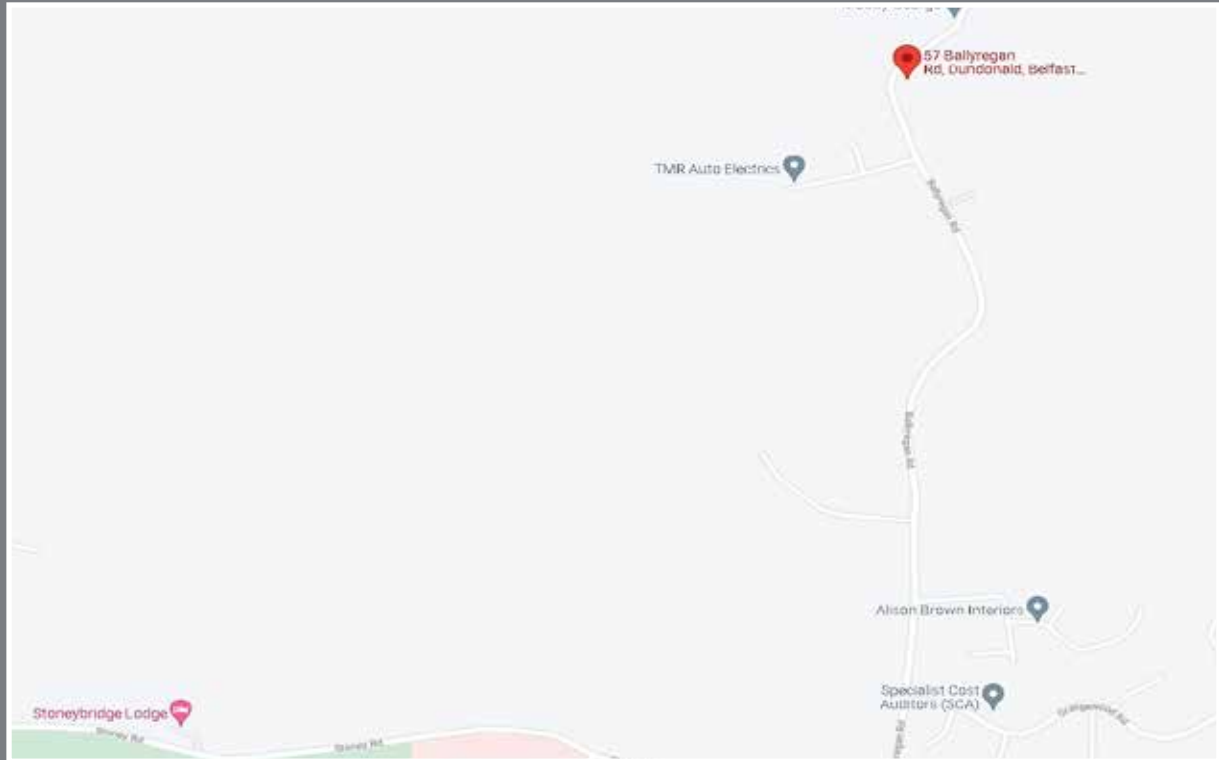
Client: Colin McKee
Project: 2 Infill Dwellings immediately South of 57 Ballyregan Road, Dundonald

Drawing: HOUSE 1 + 2
Proposed Plans + Elevations

Scale: 1:100 @ A1
Drawn/Checked: JL/JL
Date: 22 June 2022



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: TB/J/21/AN



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