



**FPP FOR 2 DWELLINGS, 48 NORTH  
ROAD, NEWTOWNARDS, BT23**

**OFFERS OVER £250,000**

Date of Application: 16 March 2022

Site of Proposed Development: 48 North Road  
Newtownards  
BT23 7AS

Description of Proposal: 2no. detached houses with detached single garages; 1no. additional road entrance

Applicant Address: Reality Architects  
16 Demesne Park  
Holywood  
BT18 9NE

Drawing Ref: 01, 02A & 03A

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

GRANTS PLANNING PERMISSION



Nestled on North Road in Newtownards, this residential land offers a prime opportunity for those seeking to build their dream home or develop for sale. Boasting full planning permission for two 2-storey detached dwellings with single-storey detached garages to the rear, this approximately 0.4-acre site is a canvas for your architectural aspirations.

Situated in a sought-after location, this property aligns perfectly with the existing building line along North Road, harmonising with the surrounding residential properties. There is currently good development in the area, making it an attractive prospect for those looking to invest in a high-demand market.

With the promise of creating two stunning homes in a well-established neighbourhood, this site presents a rare chance to craft homes that will offer lucrative resale value in the future.



## Key Features

- Full Planning Permission For Two Detached Dwellings And Associated Garages
- Circa 0.4 Acre Site
- Planning Reference: LA06/2022/0273/F



### Planning Permission

Full planning permission was granted on the 15 Mar 2024 with full details available on the planning portal website using reference: LA06/2022/0273/F.

### Services

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

### Access

The existing vehicular access off North Road is on the south-eastern corner of the site. The site inclines gently away from the public road and is bounded on three sides by residential development. The dwelling which was previously on the site was demolished in 2021.

The proposed sites will be accessed directly off North Road. The existing ground levels adjacent to the road are to be retained with the addition of a new vehicular access in the centre of the roadside boundary. DfI Roads was consulted and it offers no objections to the use of the existing access and also the provision of a second access onto the site.

A total of 2 in-curtilage parking spaces have been provided per unit and there is adequate space for visitor parking also within the site.

### Location

The site is located on the north-western side of North Road and is currently a vacant brownfield site.

### Boundaries

The existing boundaries are currently defined by varying fences and walls to the sides and some vegetation to the rear boundaries. The site plan indicates that a new 1.8m high timber fence will be constructed along the south-western boundary and partially along the north-eastern boundary adjacent to the footprint of No. 50. The remaining rear boundaries will continue to be defined by vegetation.





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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