

# Lisney

## FOR SALE:

Residential development site with full planning permission,  
in a sought after location

**2 STATION ROAD, CRAIGAVAD,  
HOLYWOOD, BT18 0BP**

## CONTACT

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## MATURE, ATTRACTIVE RESIDENTIAL DEVELOPMENT SITE

## BRIEF

- Residential development site of 0.76 acres in the popular area of Craigavad.
- Full planning permission for a four bedroom dwelling of approximately 2,913 sq ft
- Mature corner site with existing bungalow
- Easy access to Belfast, Holywood and Crawfordsburn
- 0.3 Miles from Culloden Hotel & Spa, 0.2 Miles from Royal Belfast Golf Club
- Close proximity to the coastal path



Site at Glen Cottages

Towards Belfast

A2 Dual Carriageway

Station Road, Craigavad

Towards Bangor

## LOCATION

Situated fronting the A2, the subject site is in close proximity to Holywood, Cultra and Belfast city centre.

Lying between the Holywood hills and the southern shores of Belfast Lough, the site is within an affluent area, forming a gateway to North Down.

The area is resident to many daily commuters into Belfast, encouraged by an excellent communication network along the A2 with bus and rail services also nearby.

Holywood Town centre is nearby and offers local amenities including schools, shops, bars & restaurants.

Royal Belfast Golf Club, the Culloden Estate Hotel & Spa and the Folk & Transport Museum are within a minute's walk and drive.

The attractive coastal path is also a short walk from the subject sites.

## EXISTING DWELLING



## DESCRIPTION

A mature site of 0.76 acres fronting onto the Bangor Road, accessed at the junction of Station Road and Bangor Road. The site slopes downward from the Bangor Road to the rear and is surrounded on three sides by mature trees and shrubbery.

Planning permission for a dwelling of 2,913 sq ft under reference W/2014/0031/F details the following;

***Demolition of existing dwelling and erection of new dwelling with detached garage, associated landscaping, incurtilage parking and associated site works. The property is to be two storey, with lounge, drawing room, kitchen/dining area and W.C. on the ground floor and with four bedrooms and two bathrooms on the first floor.***

Plans were prepared by the renowned Alan Patterson Design. These are available to view on the Planning NI website, under the planning application reference above.

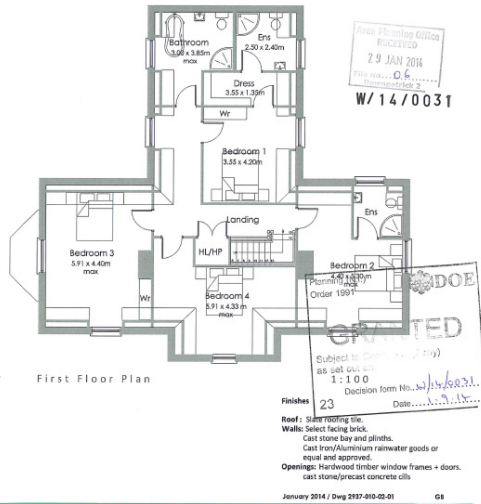
***N.B. Please note that the workshop shown in the aerial image on pages one and four has been cleared.***

# FLOOR PLANS

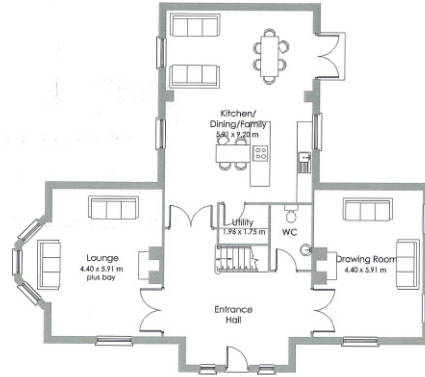
Approx Gross Area  
2913 sq ft

06

Alan Patterson Design



First Floor Plan



Ground Floor Plan 1:100

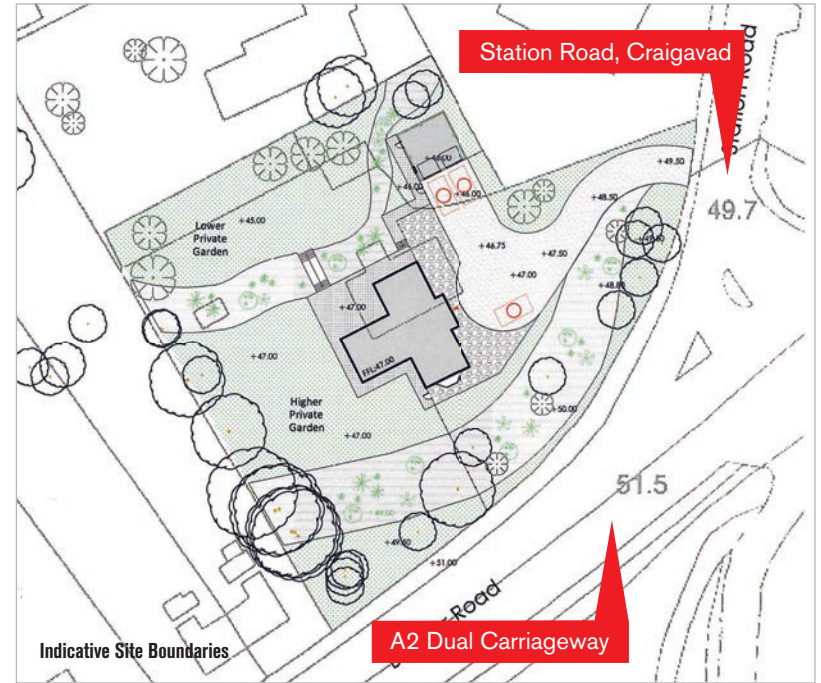
Proposed replacement dwelling at Station Road, Cultra

Proposed Dwelling : Floor Plans

06

Alan Patterson Design

# SITE MAP



Indicative Site Boundaries

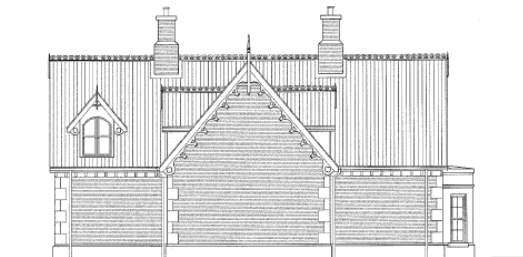
A2 Dual Carriageway

# PROPOSED ELEVATIONS

Approx Gross Area  
2913 sq ft

07

Alan Patterson Design



Rear Elevation 1:100



Side Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

Finishes  
Roof: Slate roofing tile.  
Walls: Select facing brick.  
Cast stone bay and pilasters.  
Cast Iron/Aluminium rainwater goods or equal and approved.  
Openings: Hardwood timber window frames + doors.  
cast stone/precast concrete cills

Replacement dwelling at Station Road, Cultra

January 2014 / Dwg 2937-010-02-02 G8

Proposed Dwelling : Elevations

TSA Planning

# SITE AERIAL



# AERIAL LOCATION



## LOCATION MAP



## ASKING PRICE

*Offers are invited in the region of  
£295,000 excl.*

## TITLE

*We are advised the title is registered  
and is held on a long leasehold.*

## STAMP DUTY

*This will be the responsibility of  
the purchaser.*

## VAT

*All prices stated are exclusive of,  
but may be liable to VAT*

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