

Lisney

FOR SALE:

Residential development site with planning permission
in sought after location

**SITE AT GLEN COTTAGES, BANGOR ROAD,
CRAIGAVAD, HOLYWOOD, BT18 0EZ**

CONTACT

Lynn Taylor or Andrew Gawley
028 9050 1501
agawley@lisney-belfast.com
ltaylor@lisney-belfast.com

MATURE, ATTRACTIVE RESIDENTIAL DEVELOPMENT SITE

BRIEF

- Residential development site of 1.13 acres in the popular area of Craigavad.
- Full planning permission for two detached dwellings of approximately 2,658 sq ft & 2,545 sq ft.
- Mature site with four existing semi-detached cottages.
- 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.

**POTENTIAL TO PURCHASE IN
CONJUNCTION WITH SITE AT
2 STATION ROAD, CRAIGAVAD
(Shown By Dashed Line Boundary)**

WWW.LISNEY.COM



LOCATION

<p>Situated fronting the A2, the subject site is in close proximity to Holywood, Cultra and Belfast city centre.</p> <p>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.</p>	<p>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.</p> <p>Holywood Town centre is nearby and offers local amenities including schools, shops, bars & restaurants.</p>	<p>Royal Belfast Golf Club, the Culloden Estate Hotel & Spa and the Folk & Transport Museum are within a minute's walk and drive.</p> <p>The attractive coastal path is also a short walk from the subject sites.</p>
--	--	---

SITE IMAGE



DESCRIPTION

A total area of approximately 1.13 acres, the site is surrounded by mature trees and shrubbery, providing a buffer to the Bangor Road.

The site slopes relatively steeply downwards from the Bangor Road to the rear of the site, along which a river runs.

The planning permission reference is W/2014/0043/F, which granted the following;

“Demolition of No 1 & 2 Glen Cottages and replacement with 2 No. detached dwellings with detached garages, including all associated landscaping, access, parking and site works.”

This planning permission was granted on 13/03/2015 and expires on 12/03/2020.

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



NO 1



**Please note: We have not included numbers 1 & 2 Glen Cottages as they will be demolished as per the planning permission noted*

NO 3 GLEN COTTAGES



DESCRIPTION

Number 3 Glen Cottages is a charming property in a much sought after location.

The property requires refurbishment throughout and comprises of two reception rooms, kitchen, two bedrooms and a bathroom.

EPC RATING - F30

A full EPC certificate is available upon request.

ACCOMMODATION

Porch	5' 6" x 4' 9"
Living room	14' 10" x 11' 11"
Dining Room	8' 4" x 8' 4"
Kitchen	12' 3" x 7' 11"
Bathroom	7' 11" x 5' 11"
Bedroom 1	9' 8" x 8' 9"
Bedroom 2	11' 10" x 15' 11"

**Approximate dimensions*

NO 5 GLEN COTTAGES



DESCRIPTION

Number 5 Glen Cottages is a charming property in a much sought after location.

The property requires refurbishment throughout and comprises of two reception rooms, kitchen, two bedrooms and a bathroom.

EPC RATING - E54

A full EPC certificate is available upon request.

ACCOMMODATION

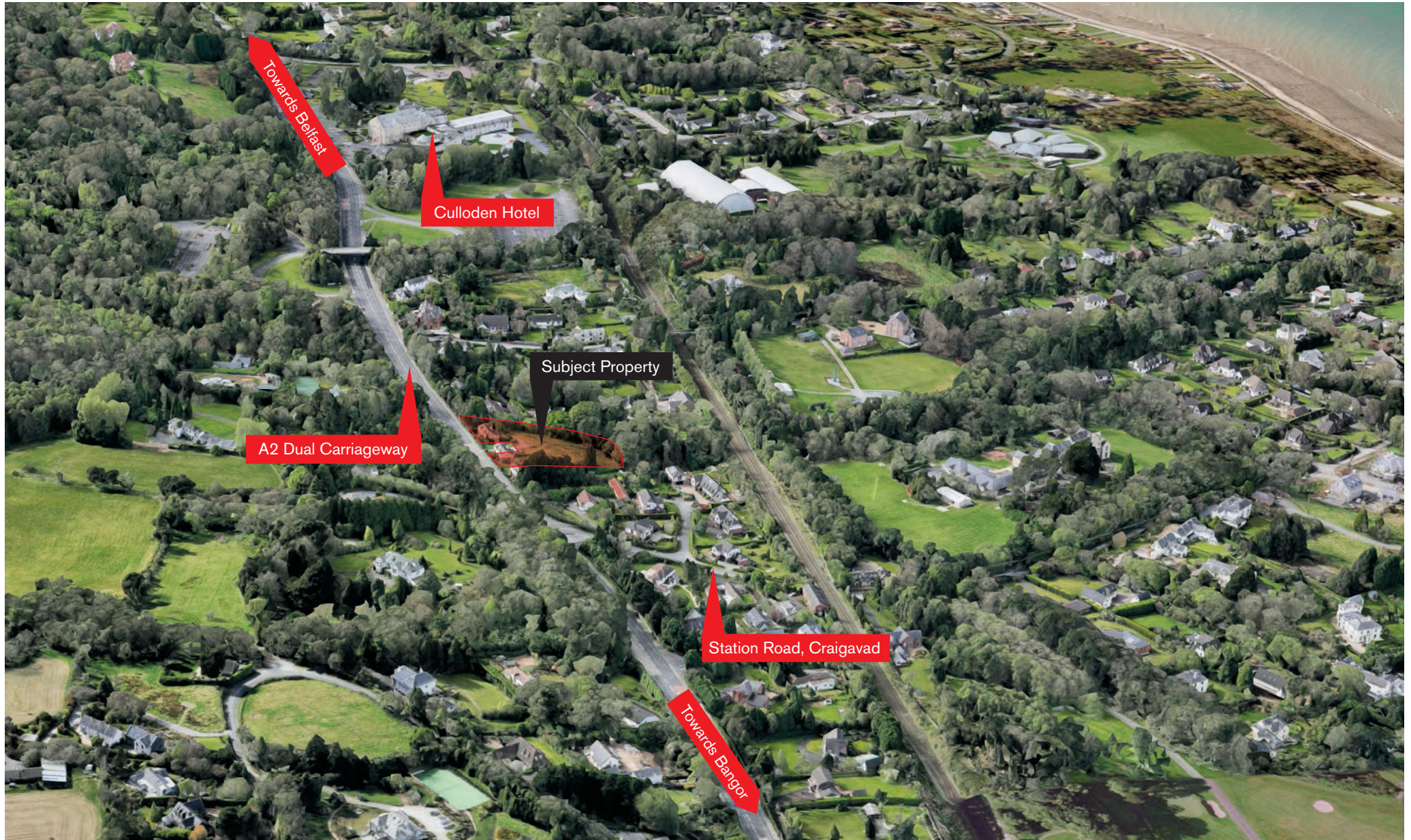
Porch	5' 6" x 4' 9"
Living room	14' 10" x 11' 11"
Dining Room	8' 4" x 8' 4"
Kitchen	12' 3" x 7' 11"
Bathroom	7' 11" x 5' 11"
Bedroom 1	9' 8" x 8' 9"
Bedroom 2	11' 10" x 15' 11"

**Approximate dimensions*

SITE AERIAL



AERIAL LOCATION



LOCATION MAP



ASKING PRICE

Offers are invited in the region of £495,000 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

CONTACT

Lynn Taylor or Andrew Gawley
028 9050 1501
agawley@lisney-belfast.com
ltaylor@lisney-belfast.com

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.