



**LOCATION:**

Travelling along the A1 carriageway, turn right onto Ballygowan Road, follow the road for about 5 miles and sites are on the left hand side, about 250 yards from the end of the Ballygowan Road.

N.A.V:                      GROUND RENT:



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 105 GROOMSPORT ROAD, BANGOR, BT20 5NS TELEPHONE: 028 9145 1166 FAX: 028 9147 7279 EMAIL: bangor@templetonrobinson.co.uk  
 CONSULTANT: DENIS N. TEMPLETON DIRECTORS: BETH ROBINSON; KEITH MITCHELL; PATRICK PALMER; MICHAEL YOUNG; JOHN TODD (BANGOR);  
 WILLIAM LIDDELL (ORMEAU ROAD); NEIL TEMPLETON (BALLYHACKAMORE); ASSOCIATES: JONATHAN STEEN; JUDITH JORDAN

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**Price: OFFERS AROUND £495,000**

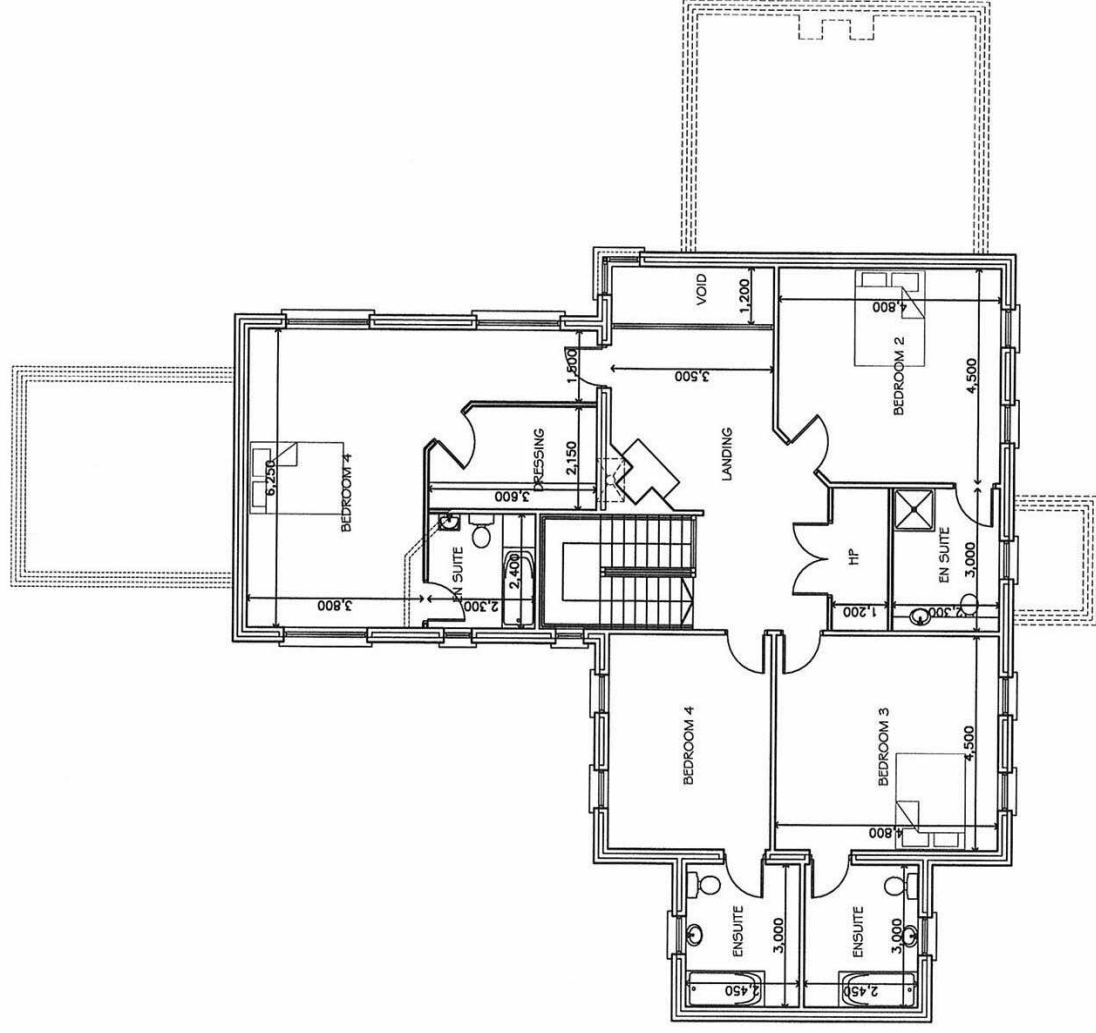
SITE OF CIRCA 1.16 ACRES WITH FULL PLANNING PERMISSION FOR NEW DWELLING EXTENDING TO APPROX. 5390 SQFT.

This is fantastic opportunity for builder, developer or owner occupier to build a superb property on this sublime countryside site. Measuring approximately 1.16 acres this level site offers excellent rural views across the local landscape.

The detached 5 reception room, 4 bedroom residence designed by David Haire Architects measures approximately 5000sqft including garaging and playroom.

Situated only 5 minutes drive from Moira, 10 minutes from Hillsborough and 20 minutes from Belfast, this rural site is close to many shops, schools and amenities giving the country feel yet close to the city. With so much potential this site is sure to appeal to many buyers.





....first floor plan

revisions  
b  
a

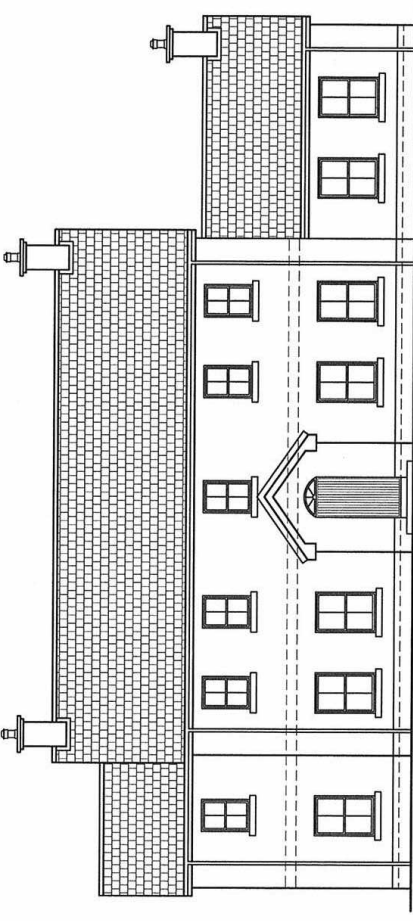
....david haire  
architectural design

46 avenue rd lurgan bb66 7bd  
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**title**  
proposed new dwelling and garage 120m sq of  
273 singlestorey of elements for existing developments for

**project**  
first floor plan

**scale** 1:100  
**date** sep 06  
**dwg** 05-166-03



....front elevation

....external finishes

**roof**

BUZZBACK FLAT TILE

**walls**

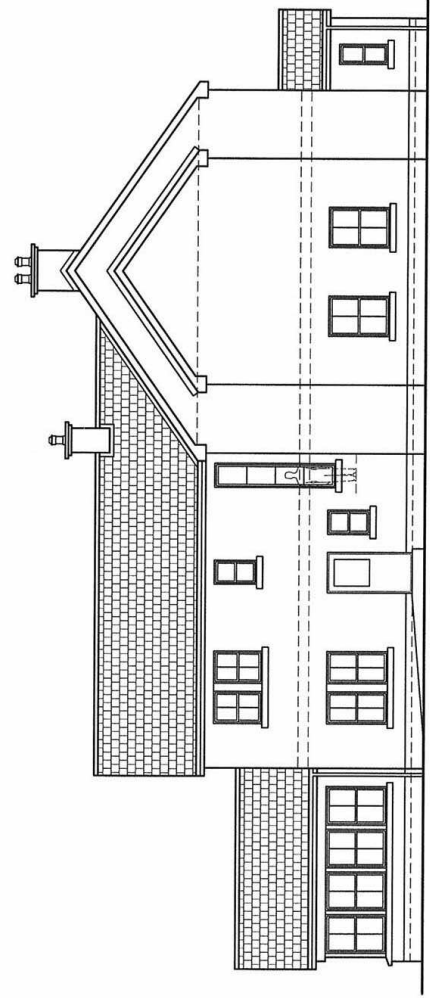
SMOOTH COLOURED RENDER

**windows**

LIGHT OAK LVPVC DOUBLE GLAZED

**features**

SMOOTH PLASTER TO BASE



....side elevation

revisions  
b  
a

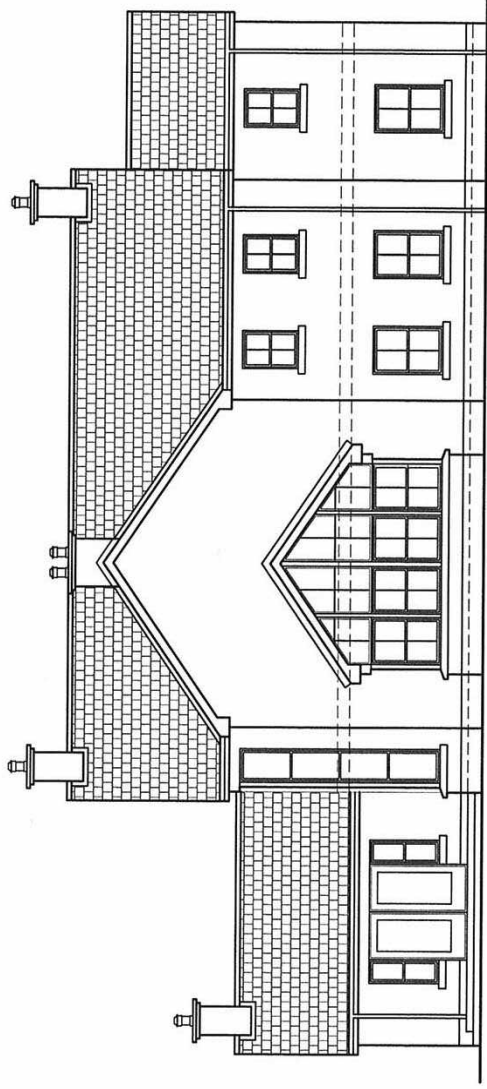
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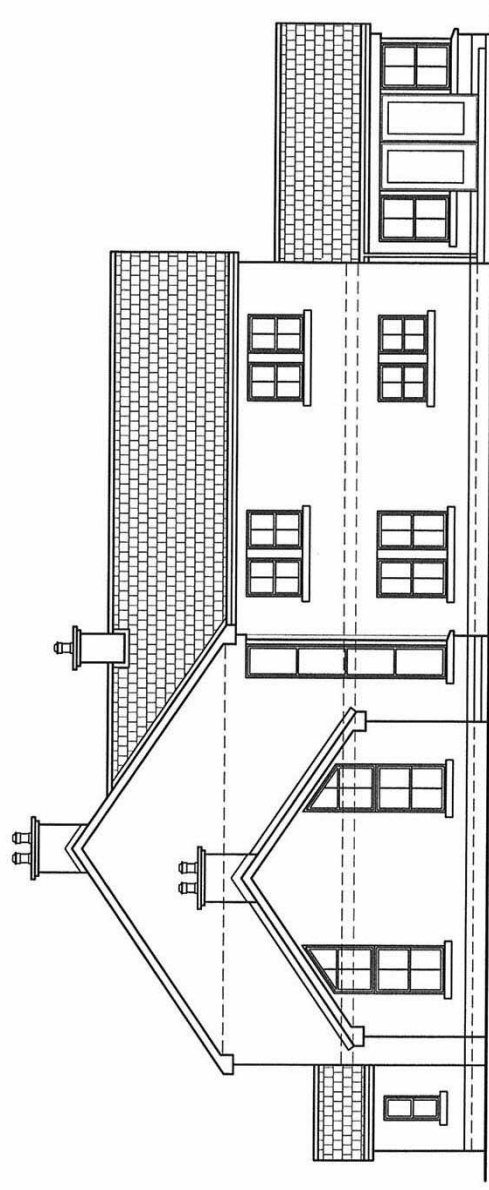
**title**  
proposed new dwelling and garage 120m sq of  
273 singlestorey of elements for existing developments for

**project**  
first and side elevations

**scale** 1:100  
**date** sep 06  
**dwg** 05-166-04



....rear elevation



....side elevation

....external finishes

- roof  
BURBURY TILE
- walls  
SMOOTH COLOURED RENDER
- windows  
LIGHT OAK UPVC DOUBLE GLAZED
- features  
SMOOTH PLASTER TO BASE

revisions

....david haire  
architectural design

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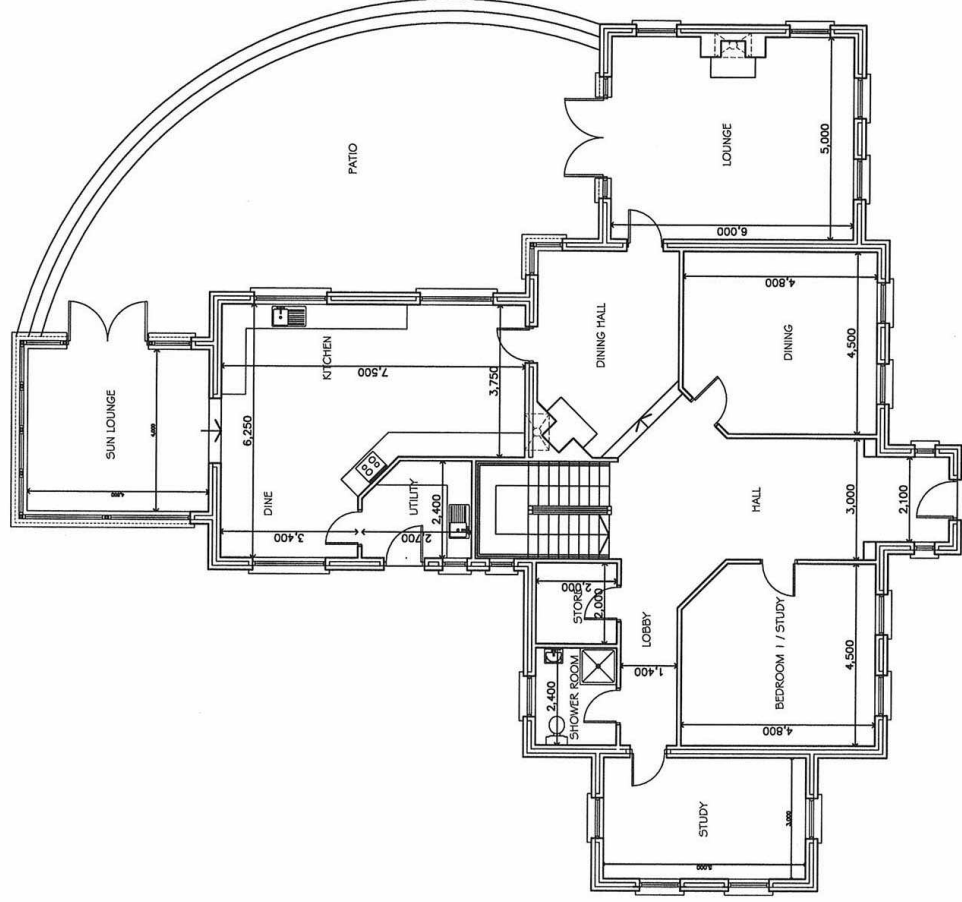
title  
proposed new dwelling and garage (DCA) set of  
273 (highway) drawings for existing developments for

project  
rear and side elevations

scale  
1:100

date  
sep 06

dwg  
05-166-05



....ground floor plan

revisions

....david haire  
architectural design

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title  
proposed new dwelling and garage (DCA) set of  
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ground floor plan

scale  
1:100

date  
sep 06

dwg  
05-166-02