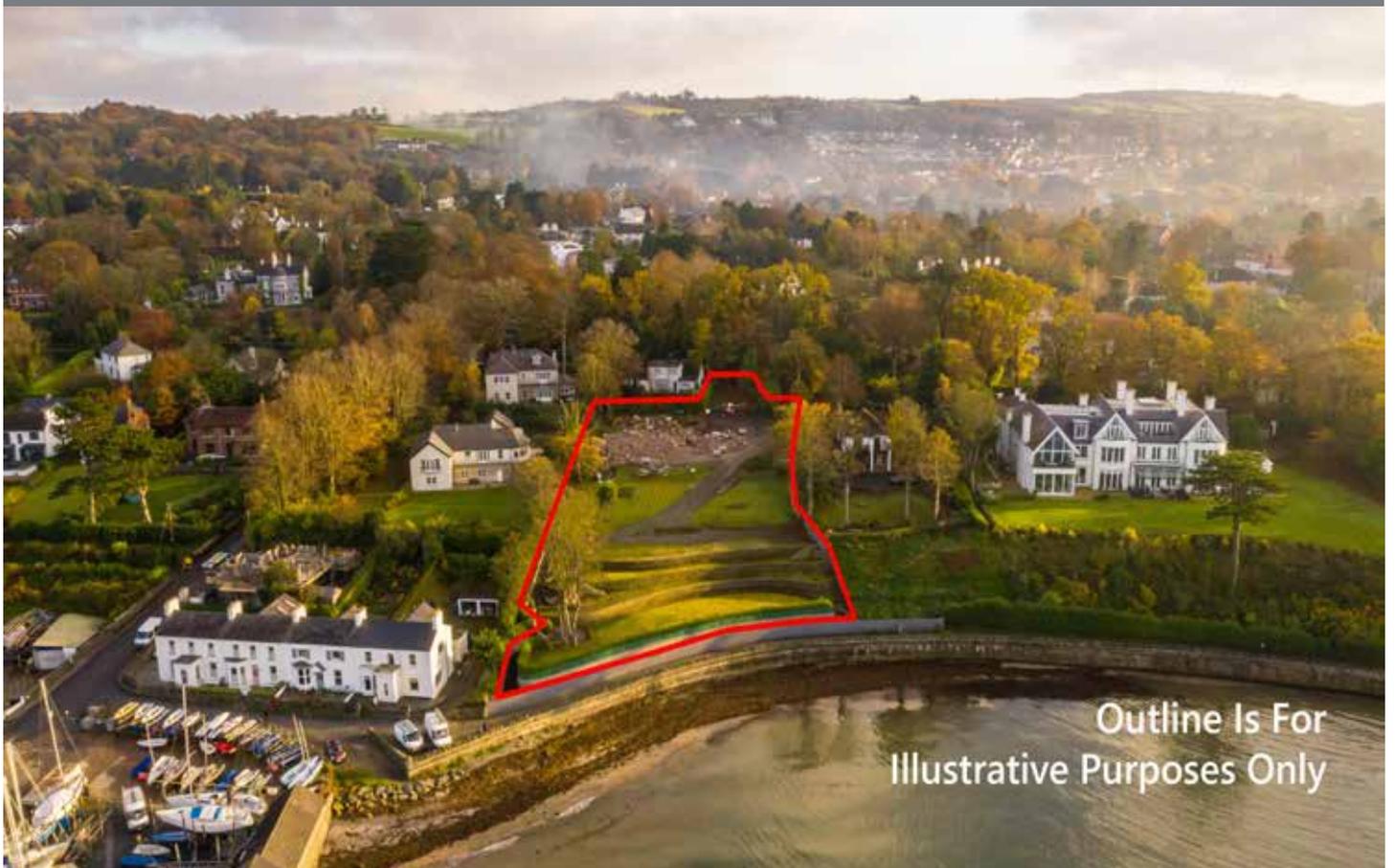


simonBRIEN
RESIDENTIAL

*One of the Most Exclusive Residential
Development Sites in Northern Ireland*

**24 Clanbrassil Road,
Cultra, Holywood, BT18 0AR**



Outline Is For
Illustrative Purposes Only

Asking Price £2,950,000

Telephone 02890 428989
www.simonbrien.com

ONE OF THE MOST EXCLUSIVE RESIDENTIAL DEVELOPMENT SITES IN NORTHERN IRELAND

The sale of this exceptional site represents a unique opportunity to acquire a magnificent waterfront site in the heart of the Cultra area.

The Cultra area has for many years been one of the most sought after residential enclaves in Northern Ireland with its tree lined roads and coastal setting.

Clanbrassil Road would be one of the most desirable addresses and there are now very few prime sites or properties that are suitable for redevelopment. In which there are many magnificent period houses in Cultra, over the past 10 to 15 years, there have been a number of elegant new residences built which continues to build on the exclusive quality of the housing stock in the area.

The shore side of Clanbrassil Road is undoubtedly the premiere setting in Cultra and No. 24 has one of the most prime positions.

The site at No. 24 extends to 1 acre, and occupies an elevated position with breathtaking views across Belfast Lough to the County Antrim shoreline.

From a lifestyle perspective, the area has a lot to offer. A gateway from the bottom of the garden gives direct access to the coastal path and one can enjoy pleasant coastal walks to both Holywood and Bangor. Royal North of Ireland Yacht Club is within a minutes' walk and Royal Belfast and Holywood Golf Clubs are also within easy access.

Whilst the Cultra area offers a quiet peaceful setting, it is also a most convenient and accessible location.

- **Holywood - 5 minutes**
- **Belfast - 15 minutes**
- **Bangor - 10 minutes**
- **Belfast City Airport - 10 minutes**
- **Belfast International Airport - 35 minutes**

The site was formerly occupied by a Victorian residence known as 'Heather Lodge'. It has recently been demolished and full planning consent has been granted for the construction of a substantial new residence extending to circa 7,000 Sq Ft.

Considerable site preparation works have already been carried out including; terraced gardens leading to coastal path and boundary fencing. All mains services available.

A prospective buyer may however choose to appoint their own architect to design a new residence bespoke to their personal choice in terms of layout and architecture style.

All in all, the sale of this site represents one of the last opportunities to acquire a prime waterfront site with unrivalled views in one of the best addresses in Northern Ireland.

Viewing is strictly by private appointment.

PLANNING

Full planning consent has been granted for a substantial replacement dwelling.

Planning Reference: LA06/2017/0496/F
Date of Approval: 12th December 2018
Architect: JAG Architects

The current owner has also engaged the services of designer, Kris Turnbull to consider an alternative house design for the site. No planning application has been submitted.

APPROVED PLANNING CONSENT



APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA06/2017/0496/F**

Date of Application: **13th April 2017**

Site of Proposed Development: **No.24 Clanbrassil Road
Holywood
BT18 0AR**

Description of Proposal: **Demolition of dwelling and replacement with new 'Arts and Craft' style dwelling with garaging and associated landscaping**

Applicant: _____ Agent: **Donaldson Planning**
Address: _____ Address: **50a High Street
Holywood
BT18 9AE**

Drawing Ref: **01, 03C, 04C, 05A, 08B, 09A, 10B, 11B, 12B**

To include: **Landscape Management and Maintenance Plan**

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

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **As required by Section 61 of the Planning Act (Northern Ireland) 2011.**

Application No. LA06/2017/0496/F LA06

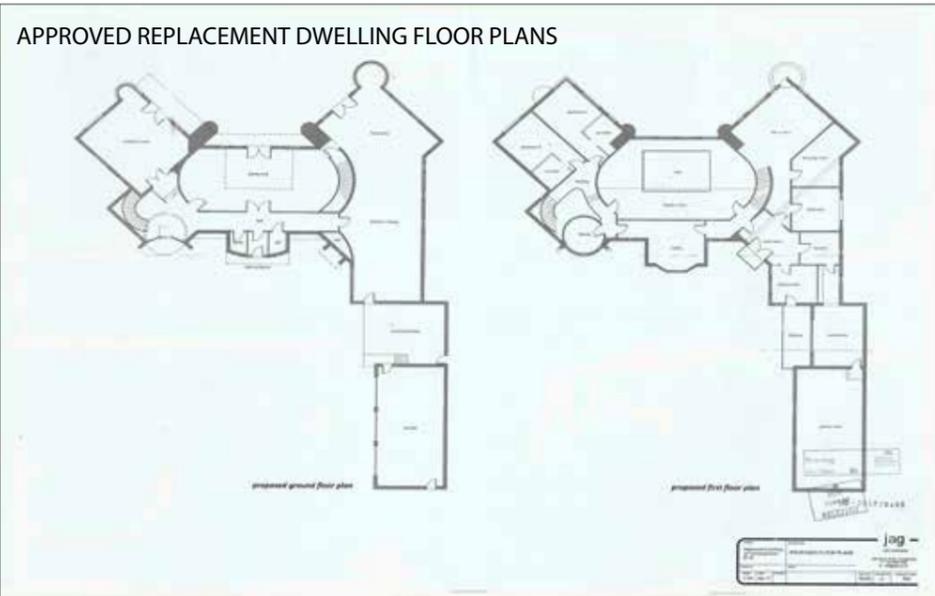
PROPOSED REPLACEMENT DWELLING



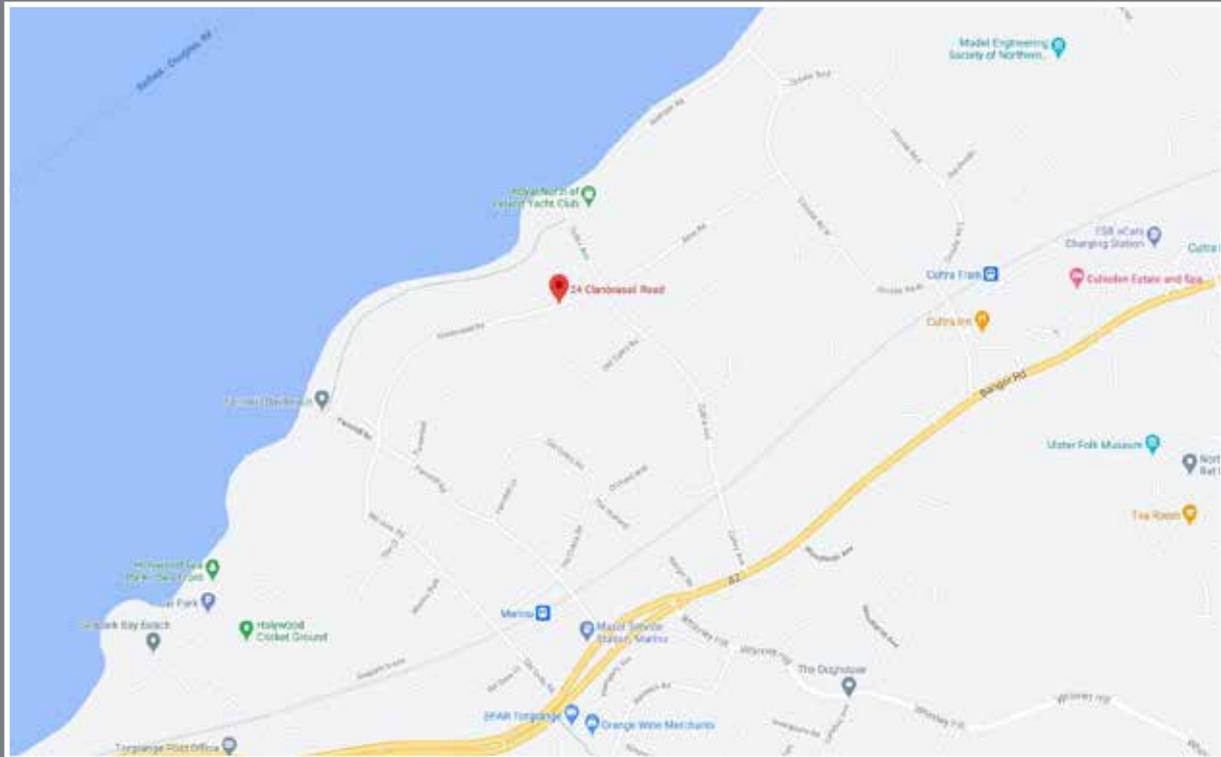
APPROVED REPLACEMENT DWELLING



APPROVED REPLACEMENT DWELLING FLOOR PLANS



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: SJB/K/20/SO



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.