



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**2-6 CASTLE STREET / 1-5 GREENWELL STREET,
NEWTOWNARDS, BT23 7PA**

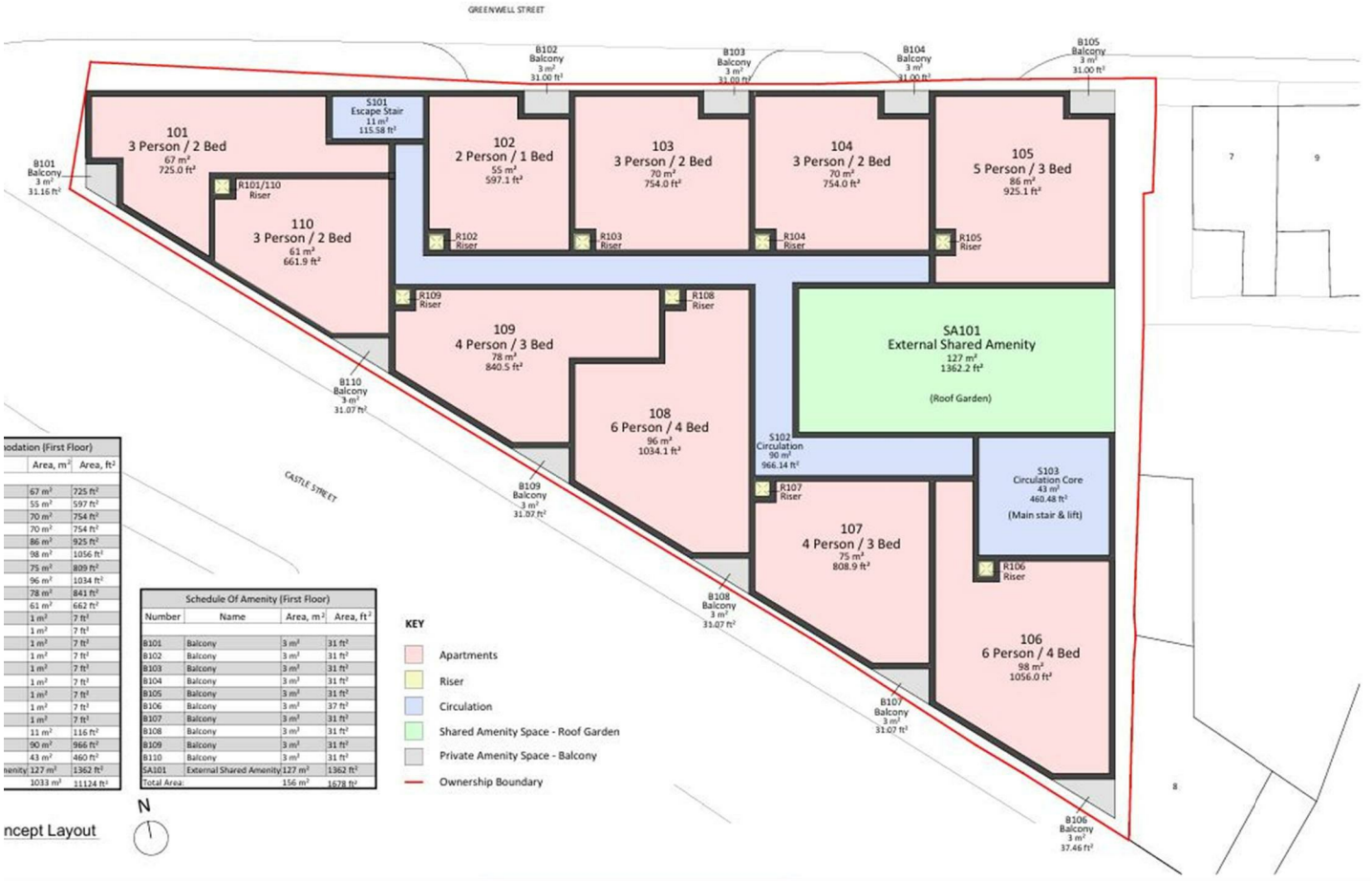
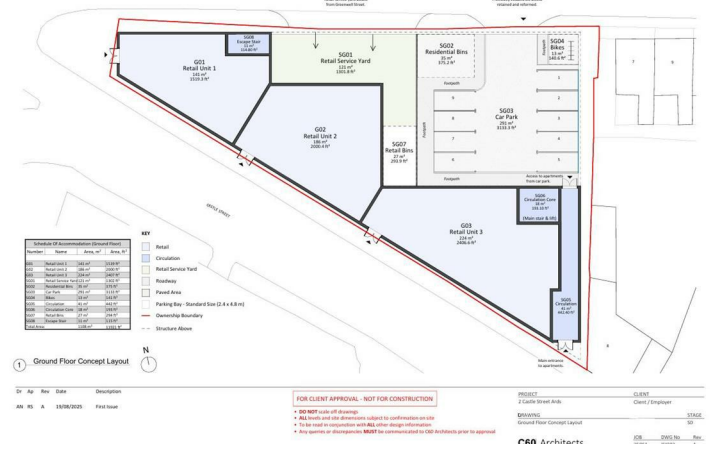
OFFERS AROUND £700,000



Newtownards lies approximately 12 miles east of Belfast City Centre, with a town population of around 28,000 and a wider district population of approximately 70,000. Castle Street is a well-trafficked thoroughfare located on the south-east edge of the town centre.

The site circa 0.35 acres, currently comprises a barbershop, car wash, fast food outlet and mechanic's garage and offers significant potential for residential or commercial redevelopment (subject to planning approval).

This site presents an excellent opportunity for investors and developers seeking to deliver a high-quality residential and commercial scheme in a strong commuter town with proven demand.



FOR CLIENT APPROVAL - NOT FOR CONSTRUCTION

- DO NOT scale off drawings
- ALL levels and site dimensions subject to confirmation on site
- To be read in conjunction with ALL other design information
- Any queries or discrepancies MUST be communicated to C60 Architects prior to approval

PROJECT
2 Castle Street Ards

CLIENT
Client / Employer

DRAWING
First Floor Concept Layout

STA
50

C60 Architects

JOB
25061

DWG No
(SK)03

R
1

Key Features

- Comprising c. 0.35 acres in a prominent town centre location
- Mixed-use development potential (subject to planning)
- Retail frontage to Castle Street & Greenwell Street
- Strong residential demand in Newtownards
- Understood to be located in an area of 'social' housing need.

Location

Newtownards is a thriving market town situated approximately 12 miles east of Belfast City Centre. With a resident population of c.28,000 and a wider district population of c.70,000, the town serves as a key commercial hub for North Down and Ards. Castle Street is a busy arterial route on the south-east edge of the town centre, benefitting from high visibility and consistent footfall.

The Site

The existing site, outlined in red, currently accommodates a barbershop, car wash, mechanic's garage, commercial property (trading as a hot food establishment with a rental income of £9000 pa) and apartment.

Development Potential

Planning concepts have been prepared for a mixed-use scheme, maximising the potential of this prominent site.

Ground Floor (Commercial Use)

- 3 retail units (ranging from 1519 – 2406 sq ft)
- Car park with dedicated residential and retail service access
- Bicycle storage and bin provision

Upper Floors (Residential Use)

- 32 high-quality apartments designed for modern living
- Mix of 1, 2, 3 and 4-bed units (2-6 persons)
- Private balconies to selected apartments
- Roof garden and shared external amenity space
- Circulation cores with lift and stair access

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

