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NETWORK STRENGTH - LOCAL KNOWLEDGE

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**THE GARDENS AT BALLYCULLEN, 27-29 OLD BELFAST  
ROAD, NEWTOWNARDS, BT23 4SG**

**OFFERS IN EXCESS OF £1,350,000**



## Overview

This is a rare opportunity for a developer to acquire a fully consented, high-quality development site of 7no. detached dwellings with 5no. garages, thoughtfully designed by a local award-winning architect.

The Gardens at Ballycullen is an exceptional elevated site on the urban / rural fringe of Newtownards, with a south facing countryside outlook towards Scrabo Tower, an Area of Outstanding Natural Beauty (AONB), with an easterly vista across to the shimmering waters of Strangford Lough.

The Gardens at Ballycullen offers countryside living, space and tranquillity with convenient access to Newtownards and its expanding range of amenities. It benefits from excellent transport links to Belfast, Comber and the Ards Peninsula, which make it an ideal location for commuters, and families seeking a perfect balance between urban accessibility, and scenic country living.

## Desirable Location

Located at the head of the Ards Peninsula and benefitting from excellent transport connections to Belfast, there has been a marked and sustained increase in demand for high-quality housing schemes in recent years in Newtownards.

An influx of discerning buyers – relocating from Belfast, England, and from further afield have driven the demands for premium residential developments that The Gardens at Ballycullen is perfectly positioned to serve.

The Gardens at Ballycullen, is an exclusive collection of seven detached dwellings located along the Old Belfast Road, which is a quiet cul-de-sac on the western side of Newtownards.

Perfectly positioned within walking distance of the Ards Shopping Centre, Regent House Grammar School, local cafes, shops and leisure facilities in the historic and vibrant market town. With the Ulster Way a 150 metres away, linking directly to Scrabo Country Park, and attractive walking routes in the countryside.

This development offers something increasingly rare in today's market: a unique blend. Each home occupies a generous individual plot, affording the privacy and space that discerning buyers expect, while sharing the unique character of its surroundings and an unrivalled position that simply cannot be replicated.



## Design

Every detail of The Gardens at Ballycullen, has been shaped and designed by BGA Architects Ltd, an RIBA award-winning practice, with reputation for architectural excellence, innovative and context-sensitive designs. Led by Managing Director John Lavery, The Gardens at Ballycullen represents a thoughtfully designed response to the site and its surroundings – creating bright contemporary living, which is connected to the natural landscape and unique setting that frames this exclusive development.

## Planning Summary

Full planning permission is in place under reference LA06/2020/1056/F, with the consent for 7no. detached dwellings with 5 garages, access, landscaping and associated works. An Article 161 agreement is in place for sewer connection with NI Water, adding delivery certainty without delay.

Taken together, the planning status, infrastructure position and quality of setting make this an unrivalled developer opportunity, which will generate very strong interest.

Residential Development Opportunity  
Full Planning Permission for 7 Detached Dwellings  
27-29 Old Belfast Road, Newtownards, BT23 4SC



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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