



FINISHES:

ROOF - CONCRETE TILE/SLATE LOOK-A-LIKE,
COLOUR GREY
RANG - ALUMINIUM COLOUR BLACK
WALLS - SMOOTH RENDER, COLOUR OFF WHITE
AS SHOWN
WINDOWS - UPVC COLOUR WHITE AS SHOWN,
ALUMINIUM COLOUR GREY AS SHOWN
DOORS - H&M TIMBER COLOUR GREY AS SHOWN,
SLIDING PATIO DOORS COLOUR GREY

(Note - Opaque glazing to all bathroom ensuite windows.)



SITE ADJ TO 195 MILLISLE ROAD, DONAGHADEE, BT21 0LN

Conveniently located, the site is just minutes away from the charming Donaghadee Commons, where you can enjoy leisurely strolls and the beauty of the surrounding area. Additionally, all local amenities are within walking distance, ensuring that you have everything you need right at your fingertips.

This site can be sold as one complete lot or two (to include adjacent semi-detached), allowing for flexibility in your development plans. Whether you envision a single family residence or are considering a larger scheme, this site offers the potential to realise your vision in a desirable location.

For further details and to explore the possibilities this land has to offer, please do not hesitate to contact our office. This is a rare chance to secure a prime site in a vibrant community, and we encourage you to act swiftly to avoid disappointment.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £125,000

SITE ADJ TO 195 MILLISLE ROAD, DONAGHADEE, BT21 0LN

Key Features

- For Sale In One Or Two Lots, As Part Of A Larger Development Scheme
- Uninterrupted Sea Views And Minutes From Donaghadee Commons
- Full Planning Pending
- Walking Distance To Donaghadee Town Centre And All Amenities
- See Separate Listing For Adjacent Property At 195 Millisle Road



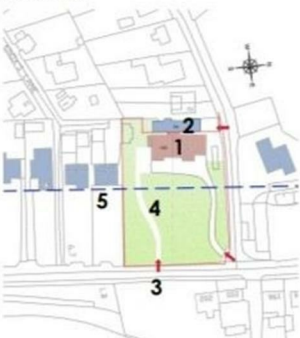
VIEW OF SITE BETWEEN DWELLINGS 195 & 197 MILLISLE ROAD, DONAGHADEE



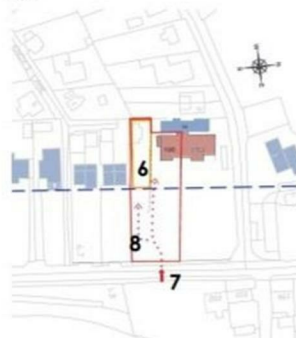
EXISTING DWELLING TO THE REAR No. 2A BALLYVESTER ROAD



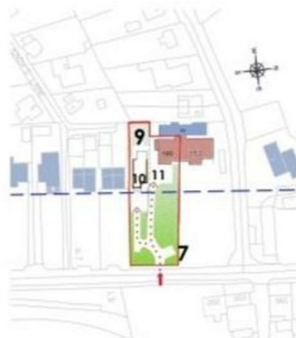
VIEW FROM THE SITE



1. The site is presently occupied by a pair of large two storey semi-detached dwellings located back towards the western boundary on the highest part of the site. The site levels rise up gradually from Millisle Road towards the western boundary.
2. A single storey bungalow 2a is attached to the rear along the western boundary and is accessed directly off Ballyvester Road.
3. The access to No.195 is directly off Millisle Road.
4. The existing dwelling No.195 has a substantial garden frontage to Millisle Road.
5. The existing dwellings No.195 sit well behind the building line that is established by adjacent properties along Millisle Road.



6. The proposed site identified for the proposed infill dwelling.
7. It is proposed to use the existing access location for No.195 taken directly off Millisle Road which also provides good sight visibility in both directions. It is also proposed to provide a turning head at the entrance.
8. It is proposed that the driveway to the new dwelling will be taken off the driveway to No.195.



9. The proposed infill dwelling will be forward on the site to allow for rear private amenity.
10. The proposed infill dwelling will be brought forward as far as the building line along Millisle Road.
11. The parking area to the front of No.95 will be increased.

CONCEPT STATEMENT

DESIGN CONCEPT

This Concept Statement relates to a proposal for a full planning application for an infill dwelling in a small gap site between No.s 195 & 197 Millisle Road, Donaghadee. The proposal will be assessed under the criteria set out in both regional and local planning policy including RDS, PPS 7, PPS 21, Creating Places and Ards&North Down Area Plan 2015.

The approach when considering the appropriate dwelling for this site was to create a forward looking family home that whilst being respectful to the location, offers architectural merit and fulfils the desires, aspirations and lifestyle of a modern family. The proposed dwelling will respond to the site parameters and present an inspirational dwelling of highest quality in terms of design and materials.

The proposed dwelling will be one that adopts the spirit of a traditional two storey house in a contemporary form.

LOCATION

The proposed site is located at 195 Millisle Rd, just outside the development limit of Donaghadee.

EXISTING CONDITIONS

The site is presently occupied by a large 2 storey semi-detached dwelling fronting Millisle Road and a single storey dwelling 2a, to the rear fronting Ballyvester Road. The existing semi-detached dwelling is located at the highest part of the site towards the western boundary. The dwelling is a hipped roof form with 2 storey gable ended bay to the front. Walls are painted, roughcast rendered and slate roof finish and windows are white upvc frames.

SITING

The proposed infill dwelling will be orientated to front onto Millisle Road behind the building line.

BUILDINGS

The proposed dwelling will be two storey in the form of a traditional dwelling but in a contemporary form. The design is complimented and enhanced by specific detailing and materials.

MOVEMENT & PARKING

Vehicular access to the site is via the existing access location for No.195 taken directly off Millisle Road. Adequate car parking is provided for 2 cars within the proposed driveway.

EFFECT ON ADJOINING LAND USE

The proposed dwelling will not create adverse effects on existing adjacent properties in terms of overlooking, loss of light, overshadowing, noise or other disturbances. The proposed hedge and tree planting respects the character of the context. Soft landscaped areas will enhance the quality and contribute to the distinctiveness of the proposed site and dwelling.

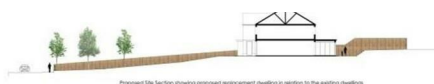
PLANNING POLICY

The development is considered to be in compliance with both regional and local planning policy including RDS, PPS 7, PPS 21, Creating Places and Ards&North Down Area Plan 2015. The proposal aligns with the regional aims and objectives in both RDS and the SPP5.

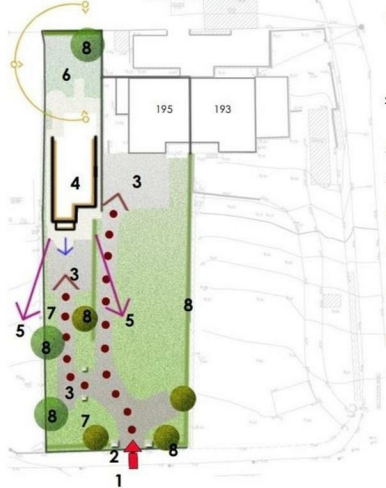
EXISTING PLOT WIDTHS TAKEN ACROSS 20 PLOTS IN THE CONTEXT

TOTAL PLOT WIDTHS - 197.50m
AVERAGE WIDTH - 197.50 / 20 = 9.875m
PROPOSED PLOT WIDTHS SHOWN = 9.30m





Context Elevation to Millie Road.



- 1 It is proposed to use the existing access location for No.195 taken directly off Millise Road which also provides good sight visibility. Small Indigenous trees are proposed to provide a turning head at the entrance for visitors and service vehicles. The access provides adequate visibility in both directions.
- 2 The shared entrance to the site will be marked by a pair of feature indigenous trees and a pair of stone pillars either side.
- 3 Individual driveways will provide adequate parking and turning for each dwelling.
- 4 The proposed infill dwelling will be orientated to front Millise Road as per the existing houses.
- 5 The proposed dwelling will benefit from uninterrupted, panoramic views over the water towards the east.
- 6 The private rear garden will benefit from afternoon and evening sun where formal living rooms are located which will open out onto patios.
- 7 Landscaped gardens to the front will be overlooked by the new dwelling where everyday living and master bedroom and bathroom are located.
- 8 Indigenous feature plant planting will enhance the setting and create an attractive elevation. Small indigenous hedge planting will define areas and soften the boundaries.



Images of houses in the local context used as inspiration for the proposed dwelling



Proposed infill dwelling

The character and proportions will reflect that of the context, with material of the same look-a-like, off white render, and white/grey window frames.

The proposed dwelling will be one that adopts the spirit of a traditional two storey house in a contemporary form.

The proposed dwelling will be two storey, in the form of a traditional dwelling in a contemporary form, the design is complemented and enhanced by specific detailing and materials.

approximately 100 species, including 1000 individuals.



TYPE: A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION

- [illegible]



SIDE-1 ELEVATION



Table 1

- [illegible]

SITE ADJ TO 195 MILLISLE ROAD, DONAGHADEE, BT21 0LN



SITE ADJ TO 195 MILLISLE ROAD, DONAGHADEE, BT21 0LN

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 Laura on .

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. 18384727

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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