



This fabulous site with outline planning for a detached family home occupies a prime position in the Carrowreagh Hills, with outstanding city views over Dundonald, Belfast and Newtownards.

Conveniently located to Belfast, Holywood and Newtownards yet offering a quiet country living.

- Your very own Grand Design on a stunning elevated site
- Outline planning passed for a detached family home
- Approximately 0.65 of an acre
- Planning Ref: LA05/2025/0203/0

Offers Around
£150,000

Site @ 35 Carrowreagh
Road, Dundonald,
BELFAST,
BT16 1TS

Viewing by
appointment
through agent
028 9042 4747





5
FINAL AVAILABLE VIEW OF RIDGE/CHIMNEY STACK OF EXISTING TWO STOREY FARMHOUSE, SITE NOT VISIBLE DUE TO TOPOGRAPHY AND BACKDROP OF RISING DRUMLIN LANDSCAPE



4
VIEW FROM APPROVED ENTRANCE/EXIT WITH GLIMPSE OF ROOF OF TWO STOREY FARMHOUSE AGAINST BACKDROP OF ROLLING DRUMLIN LANDSCAPE



3
VIEW FROM EXISTING FARM LANE, PROPOSED SITE/TWO STOREY FARMHOUSE AND ASSOCIATED OUTBUILDINGS NOT VISIBLE DUE TO EXISTING TOPOGRAPHY & VEGETATION



2
PROPOSED SITE STILL NOT VISIBLE, WITH FIRST AVAILABLE GLIMPSE OF CHIMNEY STACKS ON THE ADJOINING TWO STOREY FARMHOUSE, OUTBUILDINGS NOT VISIBLE



1
PROPOSED SITE AND EXISTING TWO STOREY FARMHOUSE AND ASSOCIATED OUTBUILDINGS NOT VISIBLE DUE TO TOPOGRAPHY AND MATURE INTERVENING FIELD BOUNDARY VEGETATION

CARROWKEAGH ROAD, DUNDONALD
ANDREW & LEONA CAIRNDUFF

CRITICAL VIEWPOINT ANALYSIS | NTS | CMP 0568-02 | MARCH 2025

Colin McAuley Planning
2 Millageagh, Dundonald, Belfast, BT16 1TJ
www.colinmcauleypartners.com
02820 48444 | 07751 48550

cmp planning & design



SITE AREA: 0.49 HECTARES

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LOCATION PLAN | 1:2500 | CMP 0568-01 | MARCH 2025

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OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2025/0203/O**

Date of Application: **25 March 2025**

Site of Proposed Development: **Lands adjoining and 20m west of 35 Carrowreagh Road, Carrowreagh, Dundonald, BT16 1TS.**

Description of Proposal: **Farm dwelling & garage**

Applicant: **Andrew & Leona Cairnduff**
Address: **35 Carrowreagh Road
Dundonald
BT16 1TS**

Agent: **CMP Planning & Design Ltd**
Address: **2 Millreagh
Dundonald
Belfast**

Drawing Ref: **01 & 02**

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

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.
2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.