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CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
6, ENGLISH STREET, DOWNPATRICK  
BT30 6AB, CO. DOWN

## Unique Opportunity 127 King Street, Newcastle, BT33 0HB



- Unique opportunity to purchase a building site is one of Newcastle's most sought after locations
- Mature elevated site
- Sitting at the foot of the Mourne Mountains
- Convenient to the town centre and all its amenities
- Within walking distance of the Harbour
- Outline Planning Permission in place for replacement dwelling dated 21st March 2016

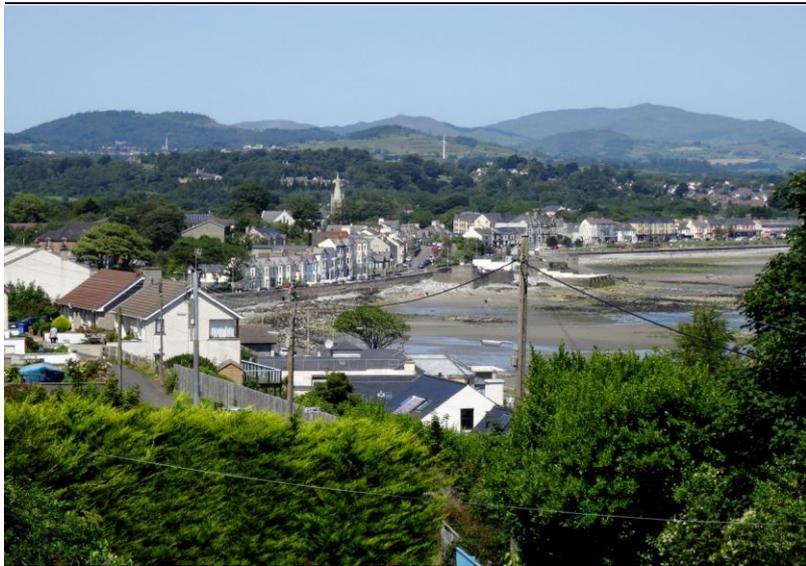
**£150,000.00**

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**VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS**

**127 King Street, Newcastle, BT33 0HB**

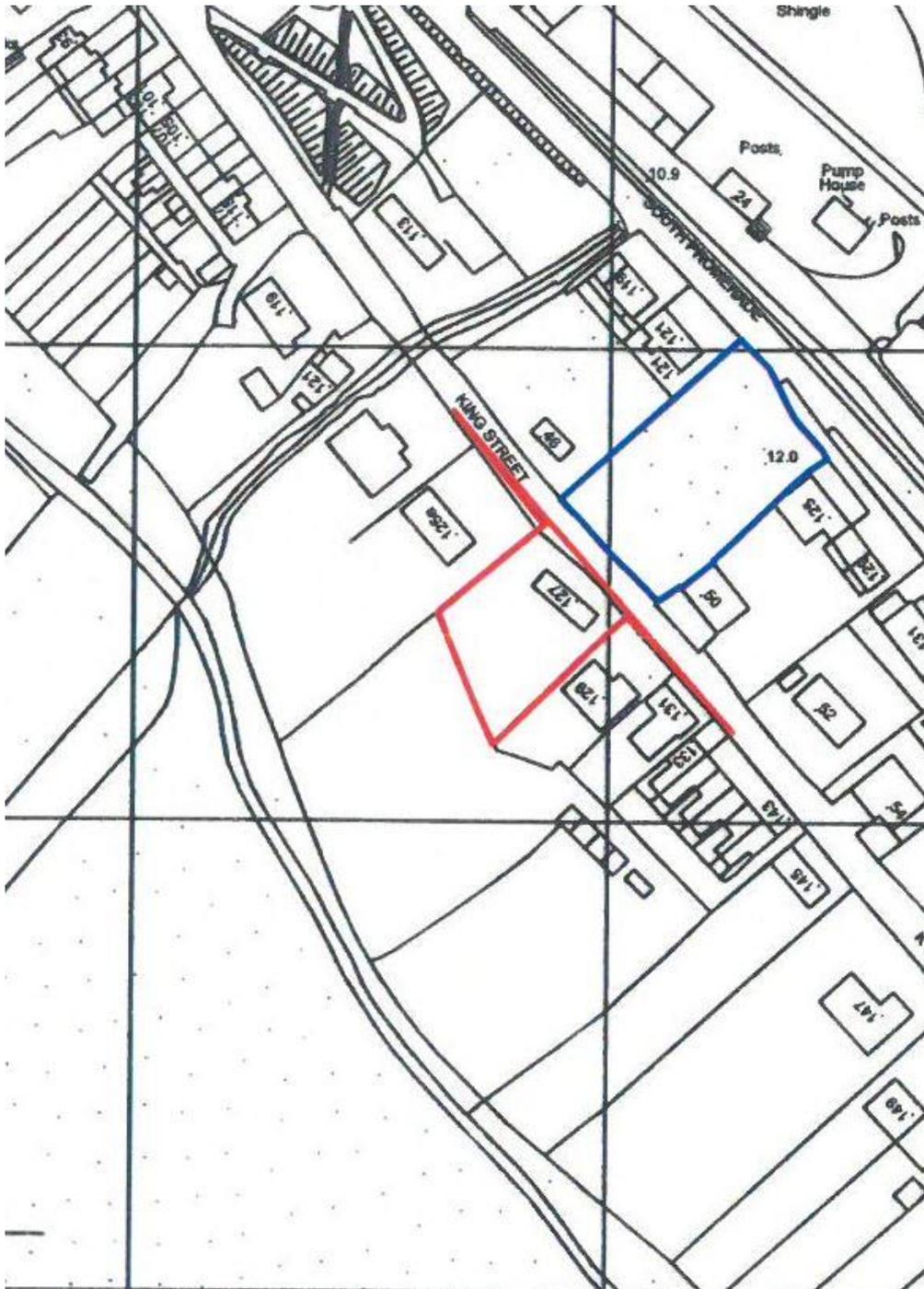
**ACCOMMODATION COMPRISES:**



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) 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 AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F 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 AR&F 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) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) 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 AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F 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 AR&F 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) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



N.A.V  
TENURE Leasehold  
EPC

### **VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS**

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## OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA07/2015/0494/O

Date of Application: 19th June 2015

Site of Proposed Development: **127 King Street  
Newcastle  
BT33 OHB**

Description of Proposal: **Replacement Dwelling**

Applicant: Agent: John Kirkpatrick  
Address: Address: Fox Hollows  
20 Ballyknockan Road  
Saintfield  
BT24 7HJ

Drawing Ref: R/2015/0494/01.

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. As required by Article 62 of the Planning (Northern Ireland) Act 2011, 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: Time Limit



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 reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable Council to consider in detail the proposed development of the site.

3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building(s), coloured GREEN on the approved plan date stamped 19 JUN 2015 is demolished, all rubble and foundations removed and the site restored in accordance with a scheme to be submitted to and approved in writing by the Department.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

4. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 space(s) per dwelling.

Reason: To ensure adequate (in -curtilage) parking in the interests of road safety and the convenience of road users.

6. No development shall take place until a plan of the site has been submitted to and approved by the Department indicating the existing and proposed contours, the finished floor level(s) of the proposed building(s) and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

7. The dwelling hereby permitted shall not be occupied until all new boundaries have been suitably defined and detailed within the proposed site layout.

Reason: To ensure the proposal respects the amenity of adjacent dwellings.

#### Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.



2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission authorises only private domestic use of the [proposed garage/premises] and does not confer approval on the carrying out of trade or business there from.
4. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
5. The applicant should be aware that the proposed development is located in close proximity to an existing waste water treatment plant. Such an activity may give rise to offensive conditions and a resulting impact upon the amenity enjoyed by the proposed development due to odour. The applicant should be advised that nuisance action cannot be used to subsequently address these prevailing conditions and that only future increases or intensification of adverse impacts may be considered in the determination of nuisance.
6. This decision relates to planning control. The Council would advise that if the proposed works require building control only, this should be obtained from the District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.

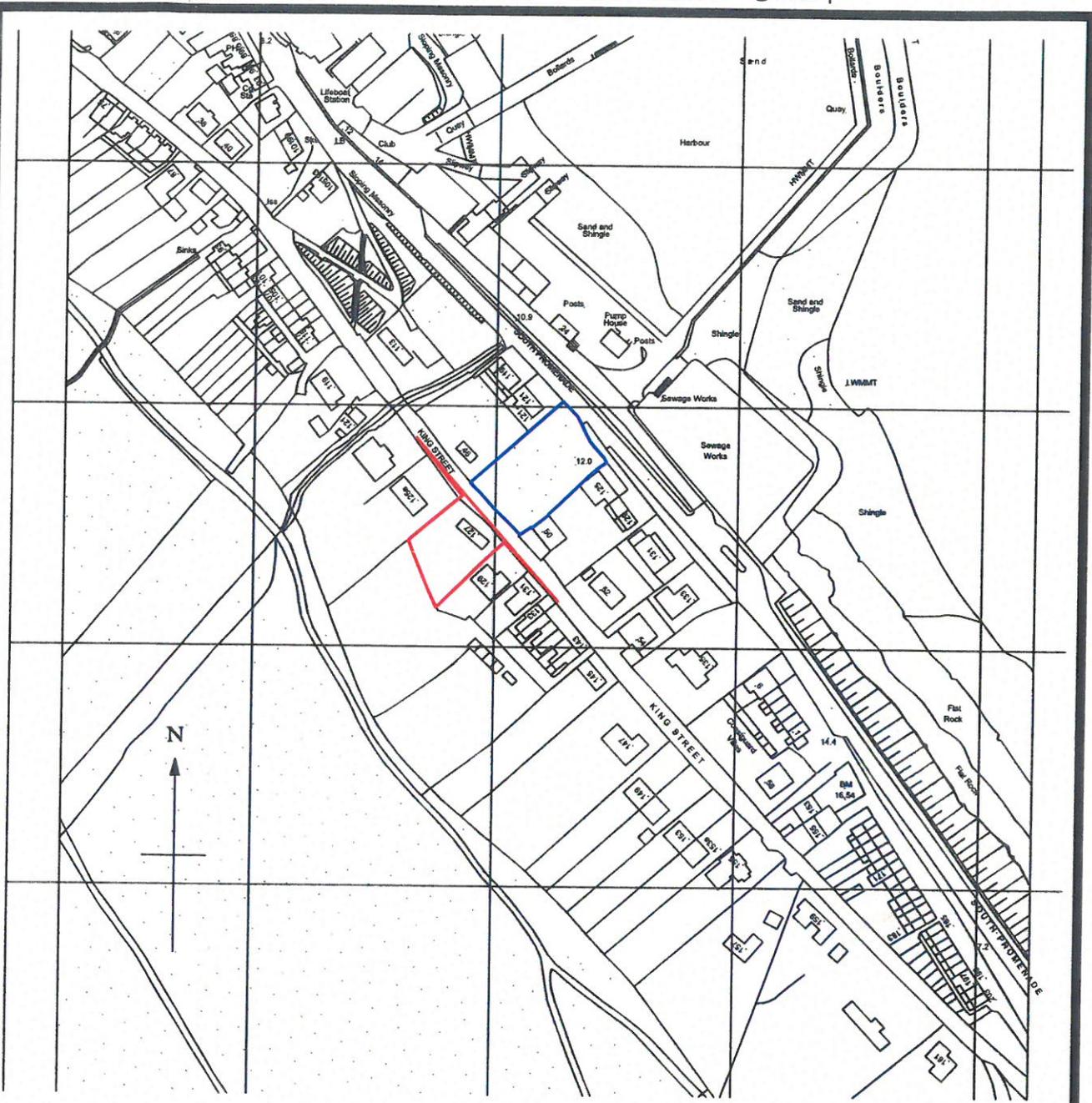
Dated: 21st March 2016

Authorised Officer

[Redacted signature area]

[Handwritten initials]

FOR IDENTIFICATION PURPOSES ONLY



<b>TITLE</b> <b>Proposed Site Location Plan</b>		
<b>PROJECT</b> <b>Proposed Dwelling (possible replacement/ infill)</b>	<b>SITE AREA</b> <b>0.10Ha.</b>	
<b>LOCATION</b> <b>127 King Street, Newcastle, Down BT33 0HB</b>		
<b>CLIENT</b>	<b>DRAWN BY</b> <b>SC</b>	
<b>SCALE</b> <b>1:2500</b>	<b>DATE</b> <b>May 15</b>	<b>DRAWING NUMBER</b> <b>15-25-01</b>



**JOHN KIRKPATRICK ARCHITECT**  
**Architect and Planning Consultant**

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