



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

SITE @ 9 OLD FORT | Helen's Bay
ASKING PRICE £350,000

**Scan for Property Details
and to Arrange a Viewing**





ELEVATION FINISHES KEY

- ① SMOOTH WHITE RENDER FINISH TO EXTERNAL WALLS
- ② TRIPLE GLAZED PPC ALUMINIUM WINDOWS & DOORS
- ③ PPC ALUMINIUM WINDOW GILLS TO MATCH WINDOW FRAMES
- ④ RECESSED BRICK PANELS
- ⑤ FACING BRICK FINISH TO EXTERNAL WALLS
- ⑥ STANDING SEAMED ZINC GLADDING TO WALLS AND ROOF
- ⑦ DARK GREY / BLACK SLATES / CONCRETE ROOF TILES
- ⑧ PPC ALUMINIUM GARAGE DOORS
- ⑨ TRIPLE GLAZED ROOF WINDOWS
- ⑩ LIGHT GREY RENDER / STONE FINISH

PROPOSED FRONT ELEVATION - Scale 1:100

Offers Around £350,000
Site with FPP

ZEST
ENERGY & DESIGN SERVICES

- Architectural Services
- SAP Calculations
- SBEM Calculations
- Energy Performance Certificates

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Project No: 20-002	Project Title: 9 Old Fort, Helen's Bay	Date Drawn: 12-11-2020	Scale & Sheet Size: 1:100 @ A3	Revision No: D
Drawing No: P-400	Drawing Title: Proposed Front Elevation	Purpose of Issue: PLANNING ISSUE	Drawn By: AH	



Property Features

- Full Planning Permission for Contemporary Family Villa circa 4,500 Square Feet
- With Garaging and Associated Site Works
- Site Approximately 0.35 Acre
- Rare Opportunity
- Last Opportunity to Purchase Site Within Old Fort
- Within Walking Distance of Helen's Bay Beach, Helen's Bay Golf Club and Helen's Bay Railway Halt
- With Ease of Access for the City Commuter Via Both Road and Rail
- Planning Reference: LA06/2020/1242/F



"A genuine development opportunity and the last of its kind in Old Fort this select cul-de-sac is located off Sheridan's Drive, Helen's Bay which consists of a cluster of prestigious family homes. This generous site extends to approximately 0.35 of an acre and is "ready to go" with stamped approved planning permission for a substantial detached family home of circa 4,500 square feet as well as a double garage. It is rare for a site of these dimensions, quality and location to present itself to the open market.

We would therefore advise prospective purchasers to move swiftly.

Undoubtedly one of Helen's Bay's most sought after locations, the subject property is within easy walking distance of Helen's Bay beach, railway halt and golf club and offers ease of access for the city commuter. We feel this opportunity will create strong interest."



 <p>Architectural Services SAP Calculations SMM Calculations Energy Performance Certificates</p> <p>T: 07742097564 E: info@zestenergyanddesign.co.uk W: www.zestenergyanddesign.co.uk</p>	Project No: 20-002	Project Title: 9 Old Fort, Helen's Bay	Date Drawn: 12-11-2020	Scale & Sheet Size: 1:100 @ A3	Revision No: D
	Drawing No: P-403	Drawing Title: Proposed Right Side Elevation	Purpose of Issue: PLANNING ISSUE	Drawn By: AH	

Directions

From Holywood, in the direction of Bangor, turn left off the A2 dual carriageway as directed at the traffic lights onto Craigdarragh Road for Helen's Bay. Continue along Craigdarragh Road past Bridge Road on the right hand side and turn second left into Sheridan Drive. Old Fort is located on the right hand side. Number 9 is positioned behind wooden fence on the right hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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JOHNMINNIS RENTALS

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Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	N/A	N/A
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

North Down / Holywood Branch

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