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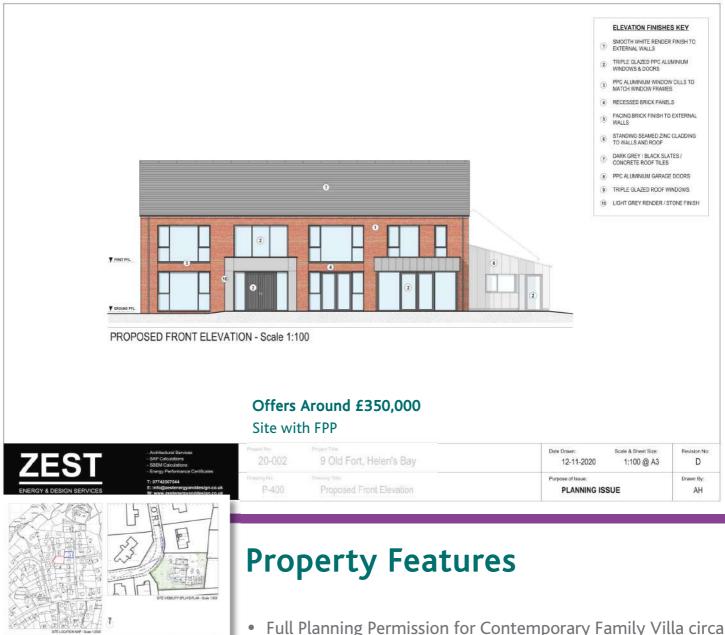




SITE @ 9 OLD FORT | Helen's Bay ASKING PRICE £350,000



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- 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."



## 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.



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THE SUNDAY TIMES THE

Current

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Potential

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