

# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**51 CHESTER AVENUE  
WHITEHEAD**



[www.jamcclelland.com](http://www.jamcclelland.com)



Substantial detached house occupying an outstanding site overlooking Belfast Lough with uninterrupted sea views extending beyond Bangor & The Copeland Islands to the Scottish Coastline. Accommodation includes 5 Bedrooms (1 with Ensuite), 4 Reception Rooms, Kitchen/Breakfast Room & 2 Bathrooms, whilst externally there are parking areas, 2 garages & gardens to front & rear.

Developers should note that the property also provides a unique opportunity, with planning permission for a select development of 5 stunning seaside apartments approved in place of the existing dwelling.

Viewing: By Appointment

O.I.R.O. £325,000

### Accommodation

**ENTRANCE/SUN LOUNGE:** Entrance via part glazed wood front door, double glazed windows to front & side, tiled floor, part glazed wood door opening to -

**HALLWAY:** Double radiator, fitted carpet, stairs to first floor.

**CLOAKROOM:** Frosted double glazed window to front, vinyl floor.

**SITTING ROOM:** 10'7 x 8'6 Double glazed window to front, double radiator, fitted carpet.

**LOUNGE:** 27'4 x 13' Double glazed windows to front & side, double glazed patio doors opening to rear, exposed ceiling beams,

picture rail, brick fireplace, 2 double radiators, fitted carpet.

**DINING ROOM:** 17'5 x 15' Double glazed patio doors to rear, ceiling lights, 2 double radiators, fitted carpet.

**KITCHEN/BREAKFAST ROOM:** 20'5 x 11' Double glazed patio doors to rear, 1 1/2 bowl stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, built in electric oven, built in electric hob with extractor, space for fridge freezer, part tiled walls, double radiator, tiled floor.

**STORAGE ROOM:** Frosted window to side, space for freezer.



**PORCH:** Part frosted glazed wood door to side, vinyl floor.

**UTILITY ROOM:** Plumbed for washing machine.

**WC:** Frosted window to rear, LLWC.

### First Floor

**LANDING:** Frosted double glazed windows to front, coving, hot press, radiator, fitted carpet.

**BEDROOM 2: 16' x 12'9** Double glazed windows to side & rear, double glazed door opening to balcony at rear, double radiator, fitted carpet.

**BEDROOM 3: 14'8 x 11'10** Double glazed window to rear, coving, double radiator, fitted carpet.

**BEDROOM 4: 11'9 x 10'** Double glazed window to rear, double radiator, fitted carpet.

**BEDROOM 5: 11'10 x 9'8** Double glazed window to front, coving, double radiator, fitted carpet.

**BATHROOM:** Frosted double glazed windows to front & side, ceiling lights, 4 piece white suite comprising panelled bath, shower cubicle, pedestal hand basin, LLWC, tiled walls, double radiator, tiled floor.

**SECOND BATHROOM:** Frosted double glazed window to rear, 3 piece suite comprising panelled bath, pedestal hand basin, LLWC, tiled walls, radiator, fitted carpet.

### Second Floor

**LANDING:** Frosted double glazed windows to front, velux window, fitted carpet.

**MASTER BEDROOM: 27'5 x 12'4**

Double glazed window to rear, cornice, fitted sliderobes, double radiator, fitted carpet.

**ENSUITE:** Double glazed window to front, inset jacuzzi bath, shower cubicle, hand basin set in vanity unit, bidet, LLWC, double radiator, fitted carpet.

**LIVING ROOM: 22'8 x 15'4** Open from bedroom with double glazed windows to front & rear providing spectacular views, velux windows, double radiator, fitted carpet.



## Outside

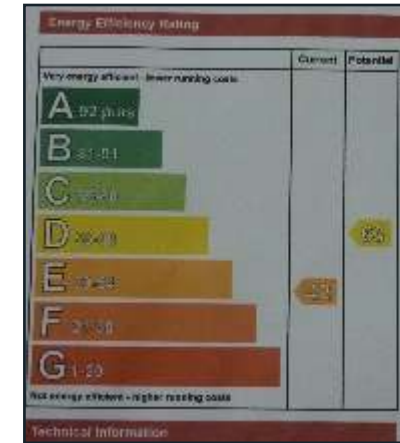
**PARKING & GARAGES:** Tarmac parking area at front, double detached garage to side with remote controlled roller door.  
Attached single garage at side.

## **GARDENS:**

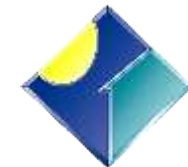
**Front** - Flower & shrub beds.

**Rear** - Mainly laid to lawn, paved patio areas, summer house, flower & shrub beds.

## ENERGY PERFORMANCE CERTIFICATE



## Artist's Impression of Apartments



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### AGENT'S NOTES

J A McClelland & Sons Ltd and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Planning Permission for Residential Development

The property has detailed planning approval for a small residential development of 5 select apartments as a replacement for the existing dwelling.

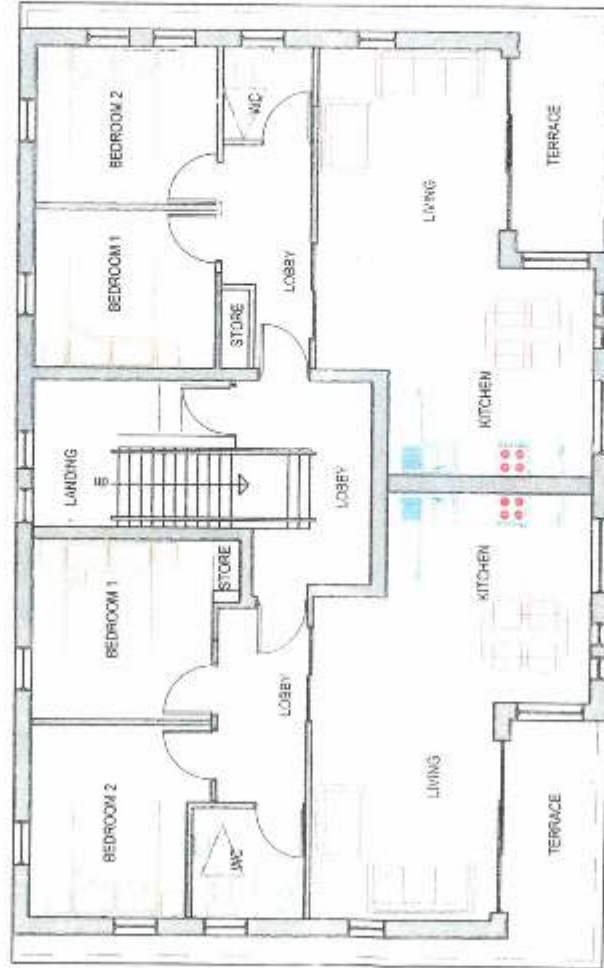
This scheme provides a rare opportunity for developers to offer to the market stunning seaside accommodation in a location & environment rarely available.

Full Details & Drawings Available on Request.

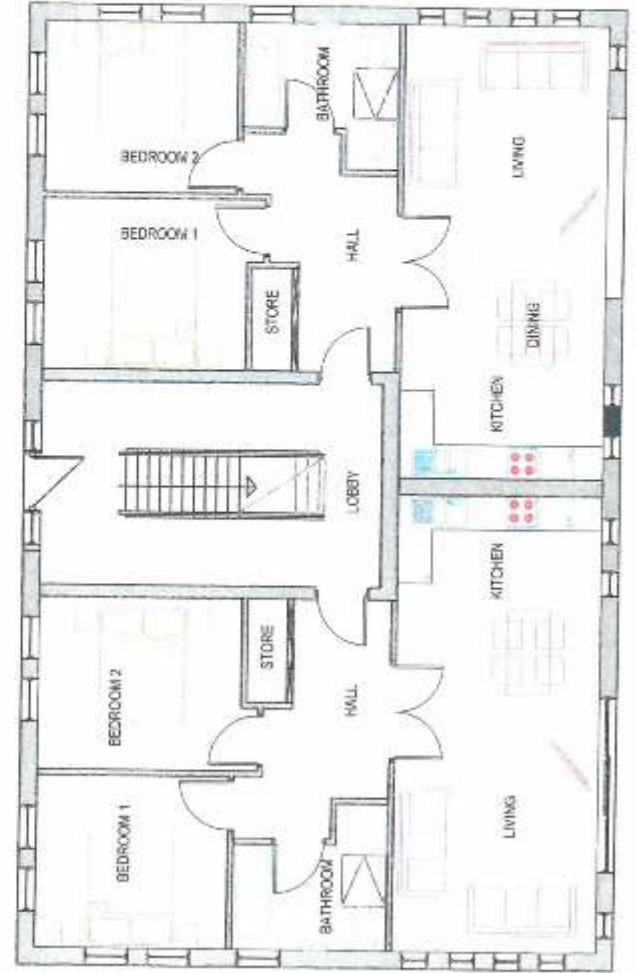
### PROPOSED : GROUND ,1ST & 2nd FLOOR PLANS



Second Floor Plan - Scale 1:100



First Floor Plan - Scale 1:100



Ground Floor Plan - Scale 1:100

Rev. A Floor plans amended

**NOT TO SCALE**

# PROPOSED PSD DRAWING

Planning (N1)  
Order 1991



GRANT 3

Decision Form No. V/11/0098/F  
Date 19/6/12

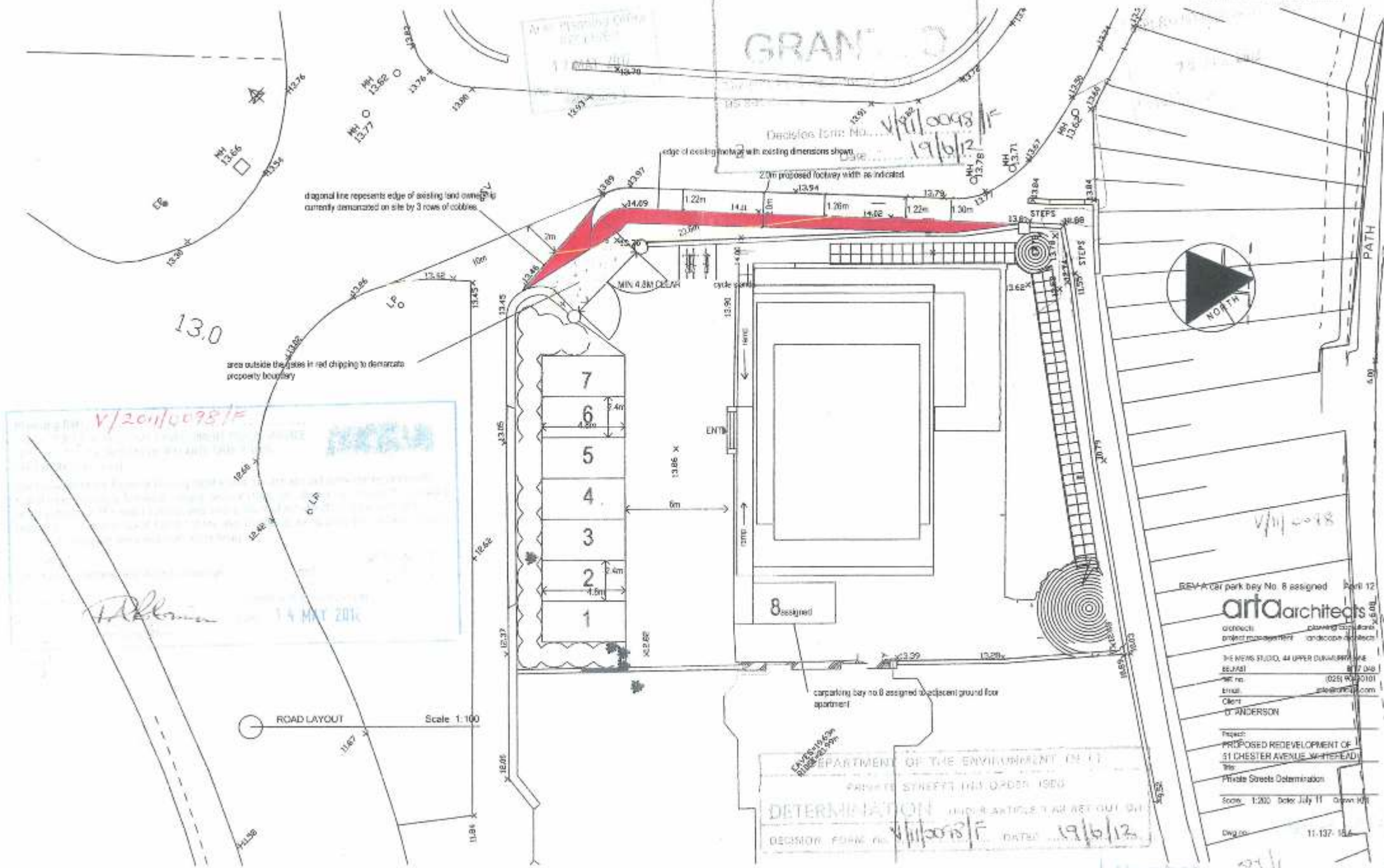
IT DOES NOT CONSTITUTE COMPLIANCE WITH BUILDING REGULATIONS OR ANY OTHER STATUTORY AUTHORITY WHICH SHOULD BE CHECKED UNDER SEPARATE COVER. ALL DIMENSIONS, SITE INFORMATION, LEVELS SHOULD BE CONFIRMED ON SITE PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. THE DRAWING WORKS REPRESENTED ON THIS PLAN ARE FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

diagonal line represents edge of existing land ownership currently demarcated on site by 3 rows of cobbles

area outside the lines in red chipping to demarcate property boundary



ROAD LAYOUT Scale 1:100



DEPARTMENT OF THE ENVIRONMENT (N.I.)  
PRIVATE STREETS (NO ORDER) 1980  
DETERMINATION UNDER ARTICLE 14(1)(B) OF THE  
DECISION FORM NO. V/11/0098/F DATE 19/6/12

REV A car park bay No. 8 assigned  
artaarchitects  
architects planning consultants  
project management landscape architects  
THE NEWS STUDIO, 44 UPPER DUNMURRY ROAD  
BELFAST BT7 0AB  
tel: no. (028) 9420101  
Email: info@arta.co.uk  
Client: O'ANDERSON  
Project: PROPOSED REDEVELOPMENT OF  
51 CHESTER AVENUE WHITEHEAD  
Site:  
Private Streets Determination  
Scale: 1:200 Date: July 11  
Dwg no: 11.137.154

Number 23/11

**NOT TO SCALE**

