

**Tim Martin**  
— .co.uk



**Building  
Site**

Building Site and Agricultural Lands to Rear of  
2 Templeburn Road  
Crossgar  
BT30 9NF

Offers Around  
£275,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Situated in a pleasing position enjoying views over surrounding farm land, we are pleased to offer this freehold building site with circa 14½ acres of lands.

The site has received full planning permission for a spacious 1½ storied detached residence extending to circa 3500 sqft with adjoining double garage. The approved property is of a pleasing contemporary design including open plan lounge, snug and kitchen / dining, with three bedrooms and en-suite and principal bathroom at ground floor level. The master suite including dressing room and shower rooms at 1st floor level.

The agricultural lands currently all laid down to grass are sub-divided in convenient sized fields and are equally suitable for grazing, cutting and or cereal crops. They are well fenced and watered and there is a natural woodland is situated at one end of the lands providing a haven for wildlife and birds..

The planning permission was granted for 5 years from 15th March 2022 under application no LA07/2021/0767/F.



front elevation proposed

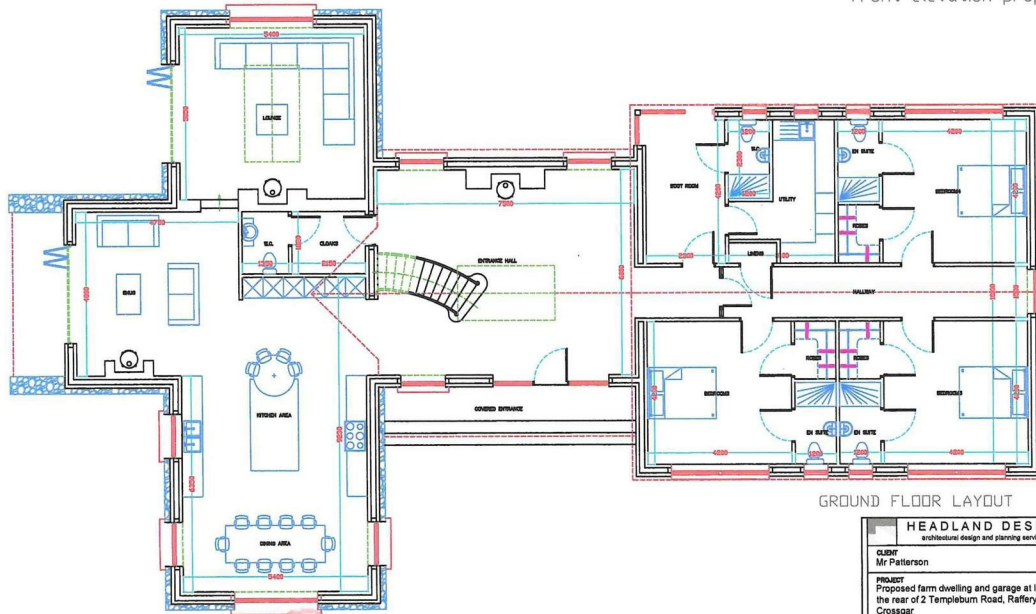


end (north facing) elevation proposed

| HEADLAND DESIGN   |  | 24 Bridge Street<br>Abingdon, OX14 3TA<br>T: 01235 410712<br>info@headlanddesign.co.uk |                               |
|---|--|--|-------------------------------|
| CLIENT<br>Mr Patterson  |  | DRAWING TITLE<br>Proposed Elevations 1   |                               |
| PROJECT<br>Proposed farm dwelling and garage at lands to the rear of 2 Templebum Road, Rafferty, Crossgar |  | PROJECT No.<br>MJ/ptlrmd   | DRAWING No.<br>ptlr2_PLN1_4/7 |
|   |  | DATE<br>JAN2021  | SCALE<br>1:100                |

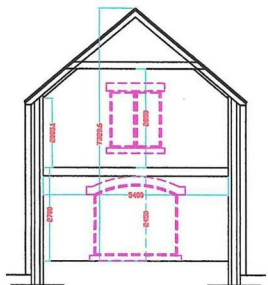


front elevation proposed

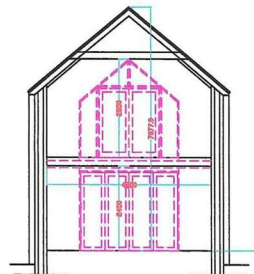


GROUND FLOOR LAYOUT

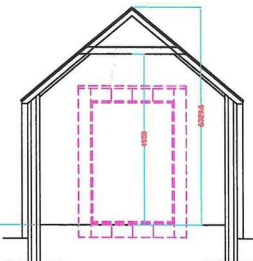
| HEADLAND DESIGN<br>architectural design and planning services  |   |                               |
|--|---|-------------------------------|
| CLIENT<br>Mr Patterson   | DRAWING TITLE<br>Proposed Ground Floor Layout |                               |
| PROJECT<br>Proposed farm dwelling and garage at lands to the rear of 2 Templeburn Road, Rafferty, Crossgar | PROJECT No.<br>MJP/ptsmrd                     | DRAWING No.<br>ptlr2_PLN1_8/7 |
|  | DATE<br>JAN2021                               | SCALE<br>1:100                |



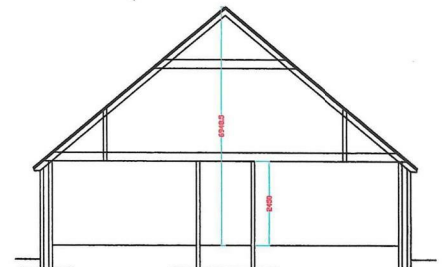
Kitchen / Dressing Rm Section



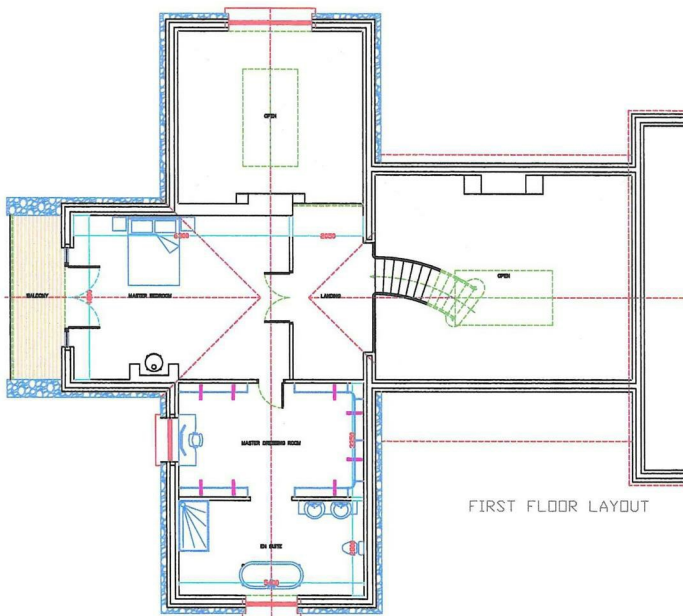
Snug/Master Bedroom Section



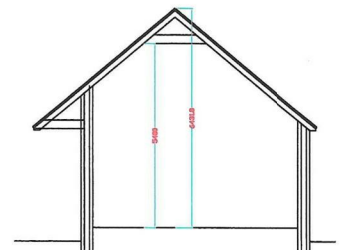
Lounge Section



Bedroom Block Section



FIRST FLOOR LAYOUT



Entrance area Section

| HEADLAND DESIGN<br>architectural design and planning services  |   |                               |
|--|---|-------------------------------|
| CLIENT<br>Mr Patterson   | DRAWING TITLE<br>Proposed First Floor Layout & Sections |                               |
| PROJECT<br>Proposed farm dwelling and garage at lands to the rear of 2 Templeburn Road, Rafferty, Crossgar | PROJECT No.<br>MJP/ptsmrd                               | DRAWING No.<br>ptlr2_PLN1_7/7 |
|  | DATE<br>JAN2021   | SCALE<br>1:100                |



Marie Ward  
Chief Executive



Comhairle Ceantair  
**an Iúir, Mhúrn  
agus an Dúin**  
**Newry, Mourne  
and Down**  
District Council

## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA07/2021/0767/F**

Date of Application: **20th April 2021**

Site of Proposed Development: **Lands to the rear of 2 Templeburn Road  
Raffrey  
Crossgar**

Description of Proposal: **Farm dwelling, garage and access proposals under CTY10**

Applicant: Mr K Patterson  
Address: 1 Templeburn Road  
Raffrey  
Crossgar  
BT30 9NF

Agent: Headland Design  
Address: 2a Bridge Street  
Lisburn  
BT28 1XY  
info@headlanddesign.com

Drawing Ref: **Pttr3\_PLN1\_1/7, Pttr3\_PLN1\_2/7, Pttr3\_PLN1\_3/7, Pttr3\_PLN1\_4/7,  
Pttr3\_PLN1\_5/7, Pttr3\_PLN1\_6/7, Pttr3\_PLN1\_7/7;**

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

## GRANTS 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

**Oifig an Iúir  
Newry Office**  
O'Hagan House  
Monaghan Row  
Newry BT35 8DJ

**Oifig Dhún Pádraig  
Downpatrick Office**  
Downshire Civic Centre  
Downshire Estate, Ardglass Road  
Downpatrick BT30 6GQ

0330 137 4000 (Council)  
council@nmandd.org  
www.newrymournedown.org

Ag freastal ar an Dún  
agus Ard Mhacha Theas  
**Serving Down  
and South Armagh**



Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8. Prior to commencement of development, the applicant shall submit a copy of their consent to discharge for the proposed site, to be agreed in writing by the Council's Planning Authority.

Reason: To protect the environment and to comply with CTY 16 of Planning Policy Statement 21- Sustainable Development in the Countryside.

**Informatives:**

1. 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.
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 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.
4. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973 and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
5. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
6. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
7. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
8. Where a Designated watercourse flows through or adjacent to a development site, it is considered essential that a working strip of minimum width 5m is left along the bank in order to facilitate future maintenance of the watercourse by the Rivers Agency. Actual requirement should be determined in consultation with the Agency.
9. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of DFI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal

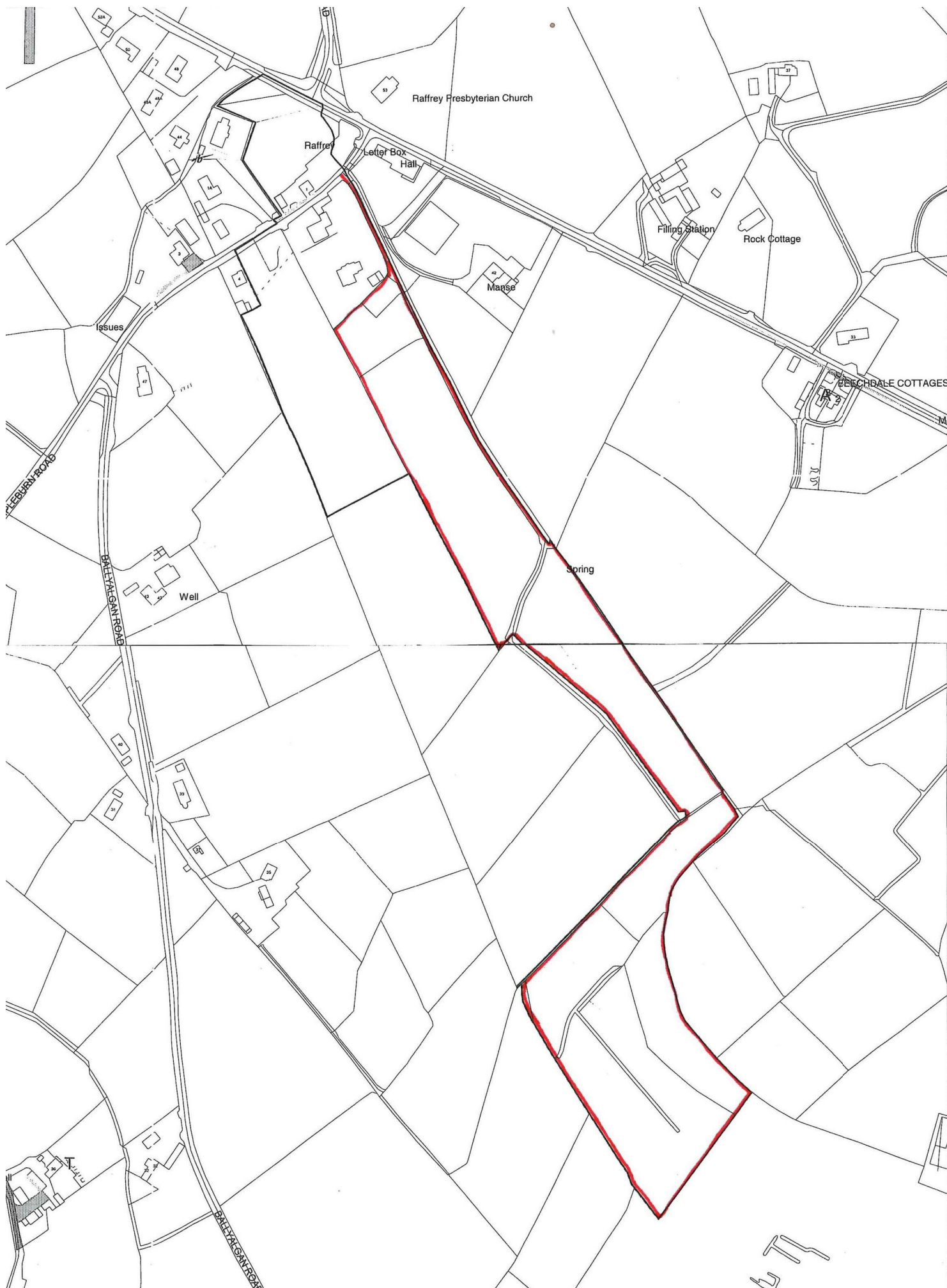


- VIII. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.
- IX. Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page [www.niwater.com/servicesfordevelopers.asp](http://www.niwater.com/servicesfordevelopers.asp) and Forms.

**Dated:** 15th March 2022

**Authorised Officer:**







| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Comber  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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