

**Tim Martin**  
— .co.uk



Freehold Building Site Between,  
153 and 159 Derryboy Road  
Crossgar  
BT30 9DJ

Offers Around  
£115,000

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

## SUMMARY

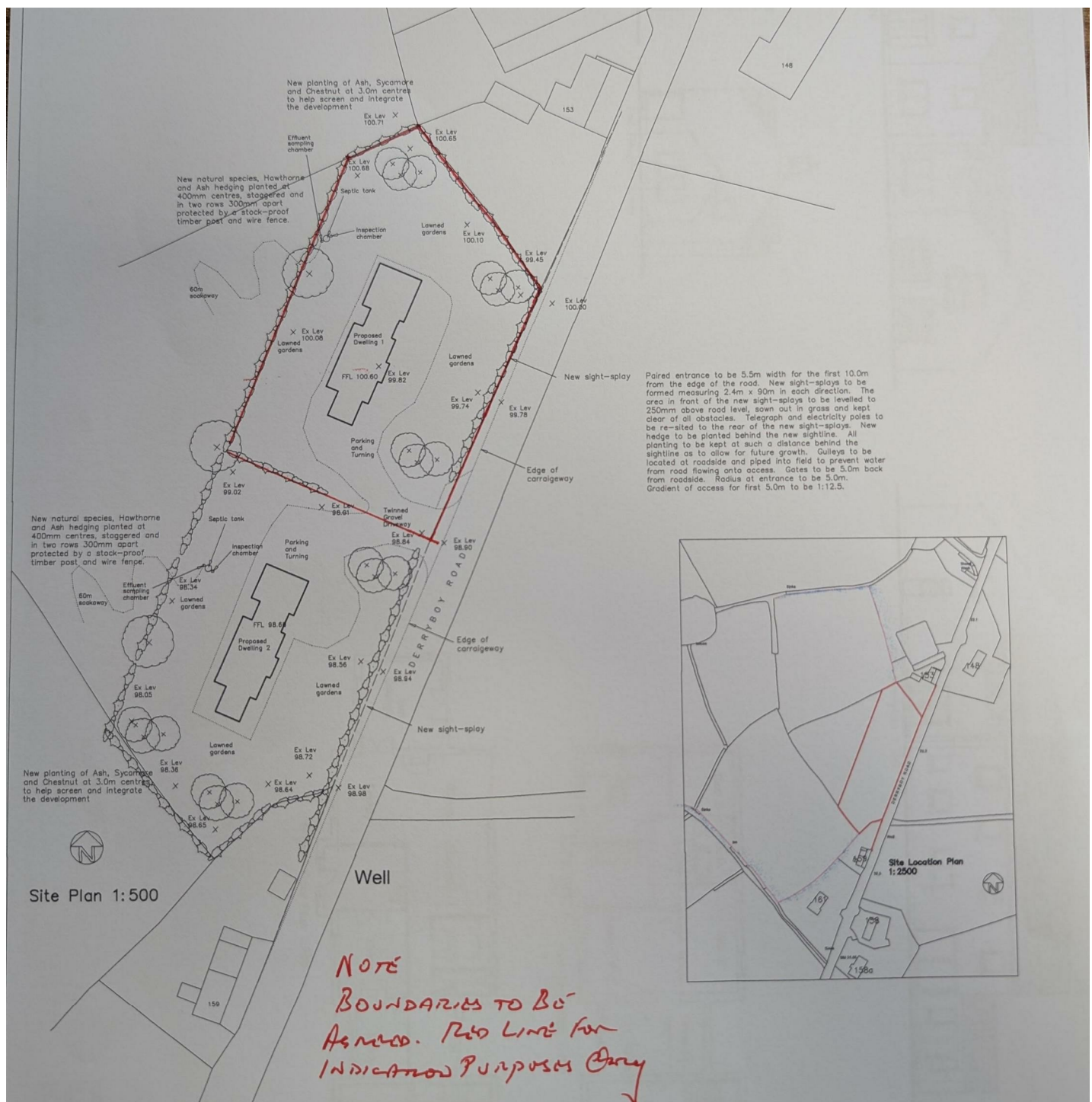
An exceptional freehold building site extending to circa 0.5 of an acre, enjoying fine views over the surrounding countryside.

The site generally level in nature, enjoys good frontage to the country road and is convenient to Crossgar, Derryboy and Balloo with Strangford Lough a short drive away.

Reserved matters planning permission has been granted for a substantial two storey detached residence with double integral garage to side. A sight line requirement of 2.4m x 90m is required. Electricity, telephone, fibre optic cabling and water all appear to be convenient to the site.

This is a top quality site requiring minimal site works to start construction.

Note: Additional lands may be available by private negotiation.





**Comhairle Ceannair  
an Iúir, Mhúrn  
agus an Duin**  
**Newry, Mourne  
and Down**  
District Council

**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

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## **APPROVAL OF RESERVED MATTERS**

### **Planning Act (Northern Ireland) 2011**

Application No: **LA07/2023/3420/RM**

Date of Application: **30 September 2023**

Site of Proposed  
Development:

**Between 153 and 159 Derryboy Road, Crossgar, BT30 9DJ**

Description of Proposal:

**Infill site for 2 dwellings**

Applicant: Colin Dickson  
Address: 89 Killyleagh St  
Crossgar  
BT30 9DQ

Agent: David Burgess  
Address: 24 Templeburn Road  
Crossgar

Drawing Ref: **A4410 (a) Amnd 3, A4401 (b) Amnd 1 and A4410 (c) Amnd 2**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

### **HEREBY APPROVES**

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-



- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The development hereby permitted shall take place in accordance with the following approved plans: **A4410 (a) Amnd 3, A4401 (b) Amnd 1 and A4410 (c) Amnd 2**

Reason: To define the planning permission and for the avoidance of doubt.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No **A 4410 (a) Amnd 3** prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

4. The access gradients to the dwellings hereby permitted shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

5. All hard and soft landscaping indicated on drawing ref: **A4410 (a) Amnd 3** shall be carried out during the first planting season after the development hereby approved is occupied. Trees or shrubs dying, removed or becoming seriously damaged within 5 years of being planted shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

Reason: In the interests of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape

### **Informatives**

1. 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 application to the DFI Roads Section Engineer whose address is Newcastle Rd Seaforde. A monetary deposit will be required to cover works on the public road.



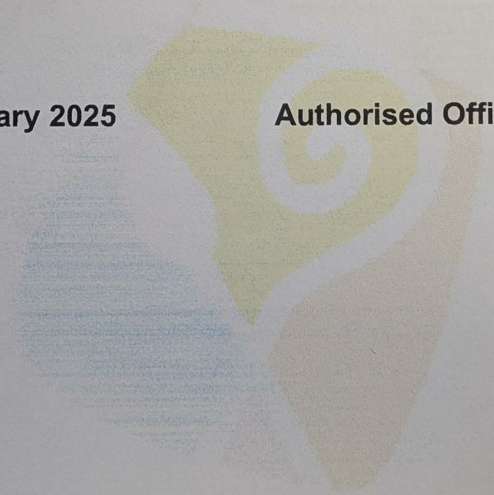
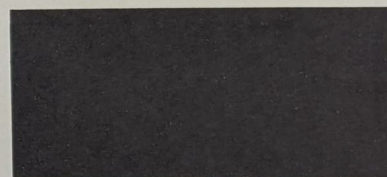
It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.

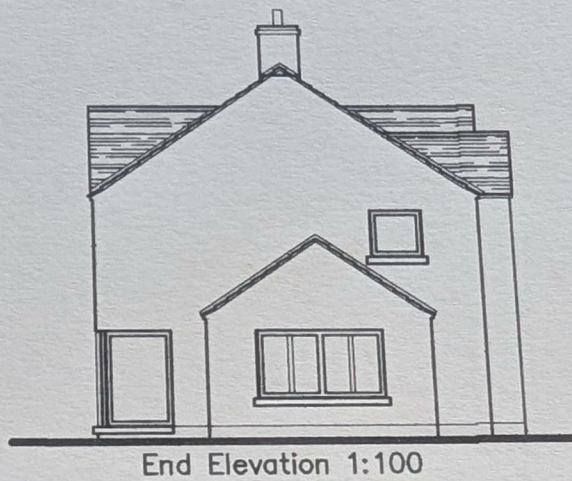
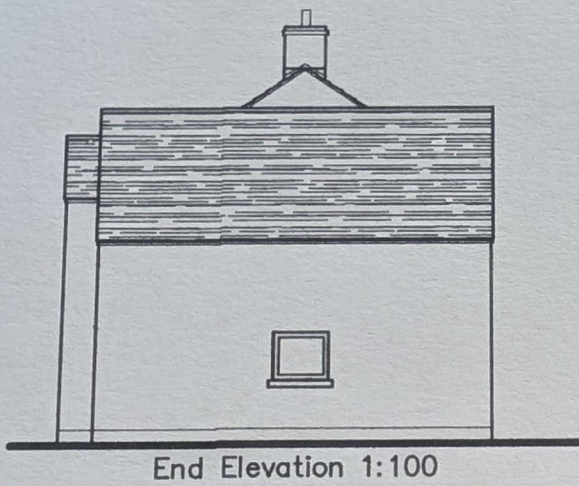
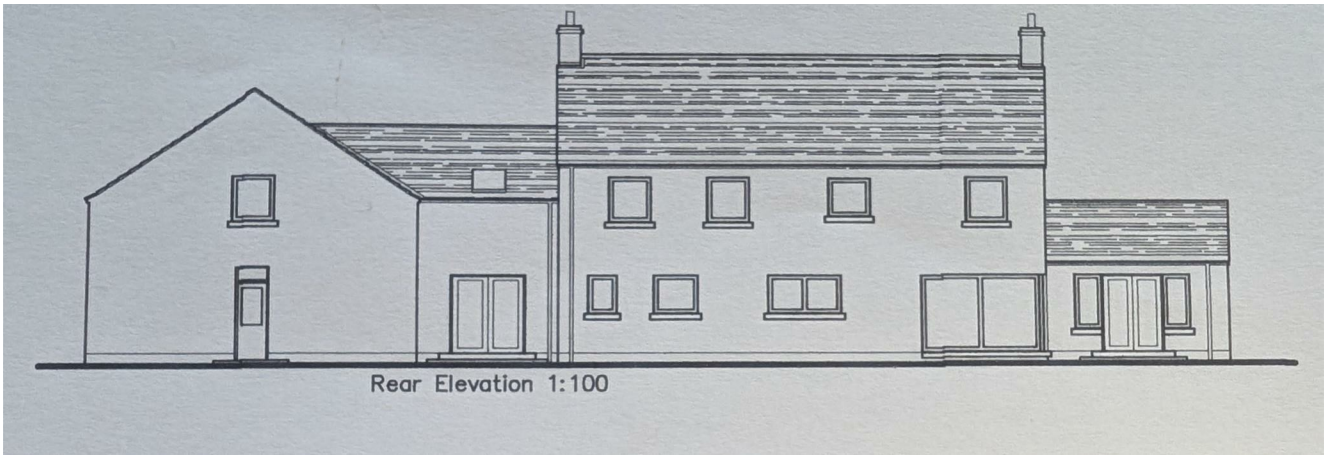
The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.

2. 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.
3. 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.
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.

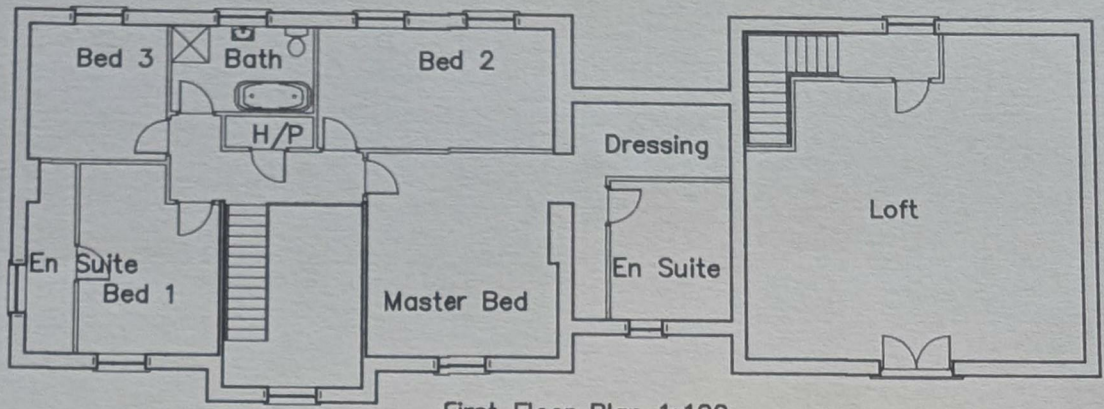
**Dated: 15 January 2025**

**Authorised Officer:**

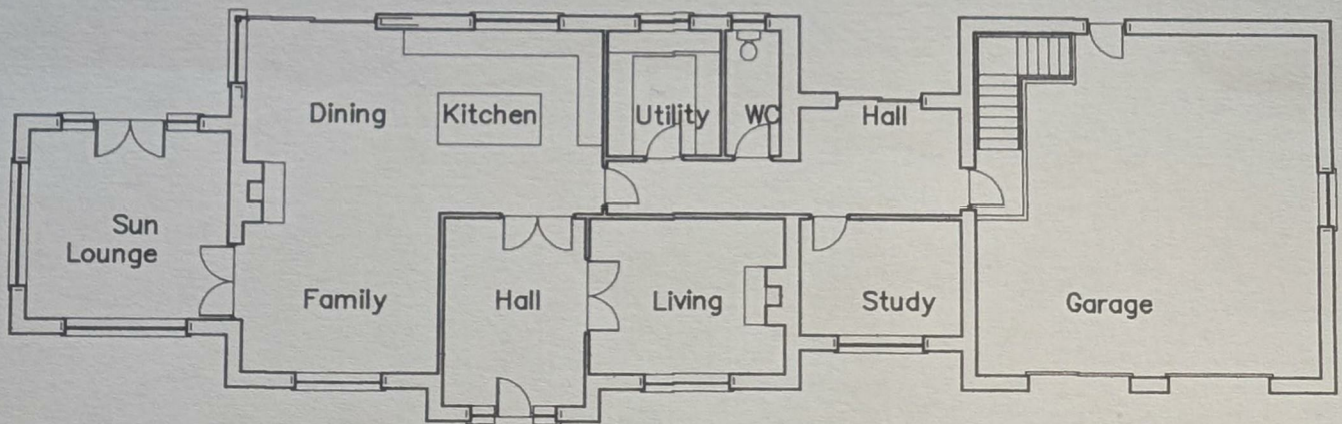




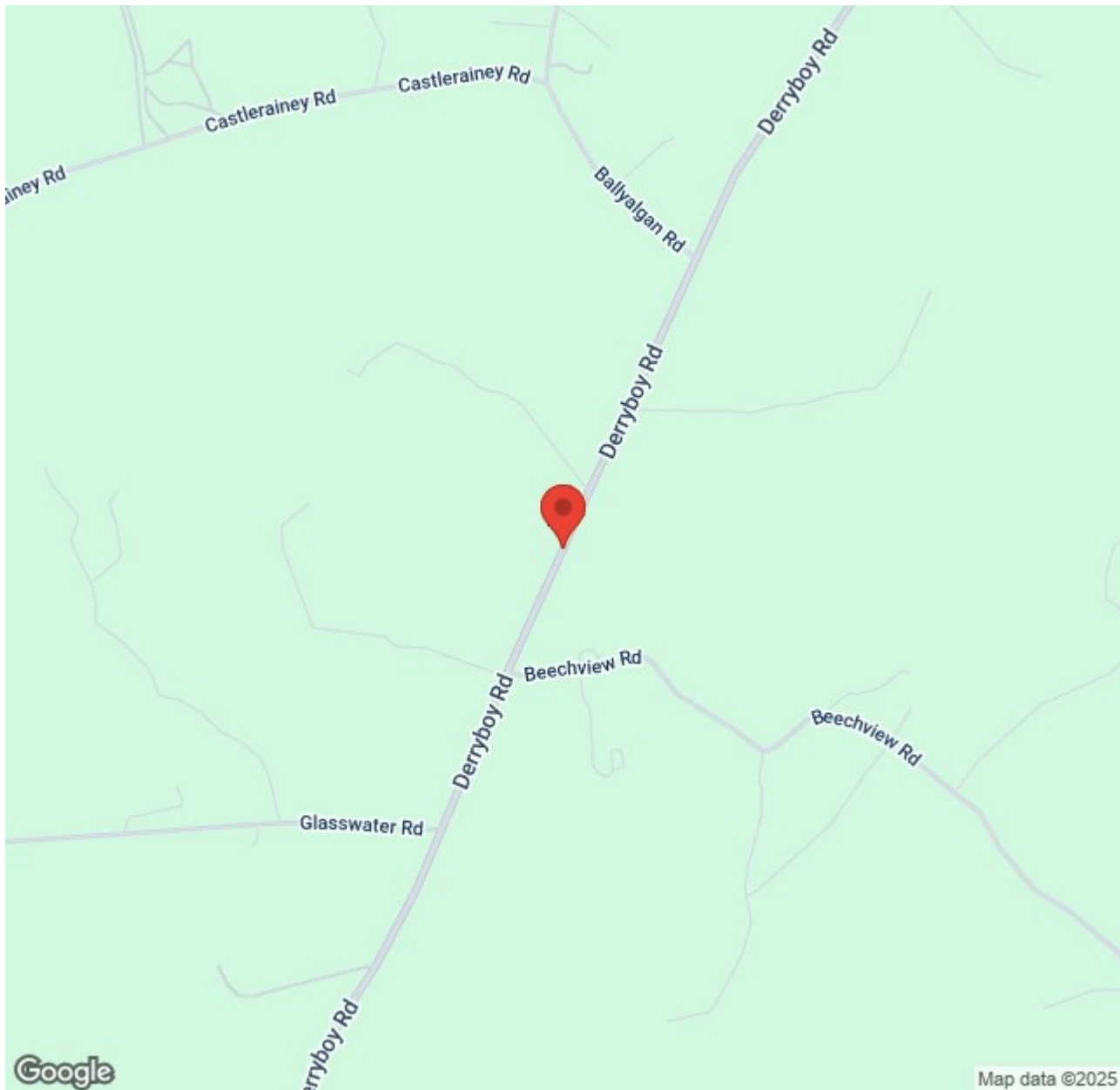




First Floor Plan 1:100



Ground Floor Plan 1:100



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

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