

**Tim Martin**  
— .co.uk



**Building  
Site**

2A Ballymorran Road  
Comber  
BT23 6UA

Offers Around  
£225,000

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

## SUMMARY

A rare opportunity to purchase this quality secluded building site, high quality stable block and lands extending to circa 3.6 acres situated in one of the most desirable areas in Co Down within yards of Strangford Lough and in a desirable area of outstanding natural beauty.

The property has been granted reserved matters planning permission for a single storey dwelling and garage extending to circa 2105 sqft as contained in application no LA07/2023/3607/RM dated 02/09/24 for a period of two years.

The property includes an American barn subdivided into 8 stables with tack room and wash bay which if desired could be demonwed to provide open space ideally suitable for a wide range of purposes.

The lands are good quality, equally suitable for grazing, cutting and / or arable purposes.

The property is accessed via a shared concrete lane with low maintenance.

Note: Additional lands are available to purchase if desired.

Viewing - Anytime

## FEATURES

- For Sale as a Whole or in Lots
- Agricultural Lands Extending to 31 acres or Thereabouts
- Lot 2 Building Site including High Quality Stabling and Lands extending to Circa 9 Acres
- Lot 3 Building Site including Modern Cattle House, views of Strangford Lough and circa 8.34 Acres.





APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: LA07/2023/3607/RM

Date of Application: 10<sup>th</sup> November 2023

Site of Proposed Development: Lands adjacent 76 Ballymorran Road, Killinchy, BT23 6UA

Description of Proposal: Proposed single storey detached dwelling with integrated garage.

Applicant: Iona Kerr  
Address: Cairndale, Strathwillan Road  
Isle of Arran  
Brodick  
BT30 7LY  
Agent: Gary Patterson  
Address: 10 Castleward Road  
Strangford  
Downpatrick  
BT30 7LY

Drawing Ref: PL01, PL02, PL03, PL04, PL05, PL06 & PL07.

3. 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.
4. Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of Rivers Directorate. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.
5. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.
6. 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 DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.
7. Any proposals in connection with the development, either temporary or permanent

PL01, PL02, PL03, PL04, PL05, PL06 & PL07.

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

3. All hard and soft landscaping indicated on drawing ref: PL03 uploaded to the Planning Register 15th August 2024 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.
4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No PL03 published on 15th August 2024 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.
5. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 4% (1 in 25) over the first 10m 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 damage or destroy anything which conceals or protects any such structure; disturb a badger while it is occupying a structure or place which it uses for shelter or protection.
11. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.
12. If there is evidence of badger on the site, all works must cease immediately and further advice sought from the Wildlife Team, Department of Agriculture, Environment and Rural Affairs, Northern Ireland Environment Agency, Clare House, 303 Airport Road West, Belfast BT3 9ED. Tel. 028 9056 9558 or 028 9056 9557.
13. The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:  
a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat;  
b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;  
c) Deliberately to disturb such an animal in such a way as to be likely to;  
(i) affect the local distribution or abundance of the species to which it belongs;  
(ii) impair its ability to survive, breed, reproduce, or recover from its injury or

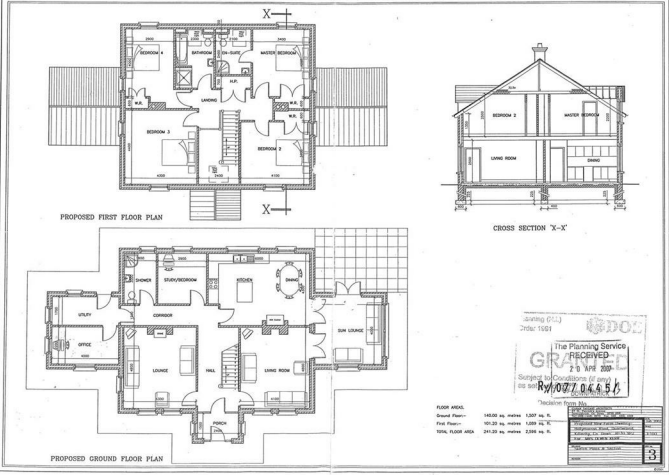
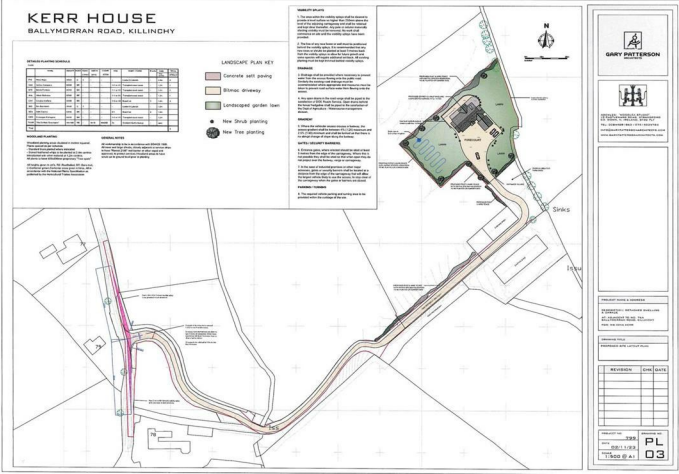
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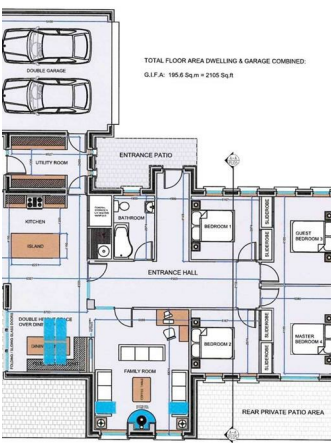
House, 303 Airport Road West, Belfast BT3 9ED. Tel. 028 90

: 2<sup>nd</sup> September 2024

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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