

Tim Martin
— .co.uk



**Building
Site**

The North East Of 23
Rathcunningham Road
Toye, Killyleagh
BT30 9PE

Price Guide
£175,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A rare opportunity to acquire a delightful mature building site extending to circa ¼ of an acre on the shores of Strangford Lough.

The site has received outline planning permission for a two storied dwelling including landscaping and carparking. An indicative plan was submitted to the planning service for a 3174 Sqft detached residence which is approved (not part of the original application) could be located on the site.

The vendors will install a septic tank for use of this property and the adjoining property and will include the use of the same for benefit of the site.

The site is situated just yards from the shore and is located at the end of the Rathcunningham Road.

If desired a private slipway close by can be made available for the purchase of the site.

Guide Price Offers Around £175,000

Viewing - By Appointment With The Agent.

FEATURES

- Freehold Building Site
- Extending to circa ¼ of an Acre
- On the Shores of Strangford Lough
- Outline Planning for a Two Storied Dwelling
- Planning is for a 3174 Sqft Detached Residence



**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

PH 0330 137 4036
planning@nmandd.org
www.newrymournedown.org

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2022/1239/O**

Date of Application: **9 August 2022**

Site of Proposed
Development:

**Site adjacent and to the north east of 23 Rathcunningham
Road, Toye, Downpatrick, BT30 9PE.**

Description of Proposal:

**Proposed new 2 storey dwelling including landscaping and
car parking.**

Applicant: **Mr & Mrs Ken McMillan**
Address: **23 Rathcunningham Road
Toye
Downpatrick
BT30 9PE**

Agent: 23 Design Ltd
Address: Postmasters House
33 Shore Road
Holywood
BT18 9HX

Drawing Ref: **F/03 Rev B and 171/F/01/B**

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

GRANTS OUTLINE 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:

LA07/2022/1239/O

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

3. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

4. A plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels shall be submitted as part of the reserved matters application.

Reason: To ensure the dwelling integrates into the landform.

5. A Landscaping/planting plan shall be submitted at Reserved Matters stage.

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

6. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

Informatives

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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: 26 September 2025

Authorised Officer:



23 RATHCUNNINGHAM ROAD, X

Show search results for 23 RATHCUN...



171/7/01/B.

SITE LOCATION PLAN

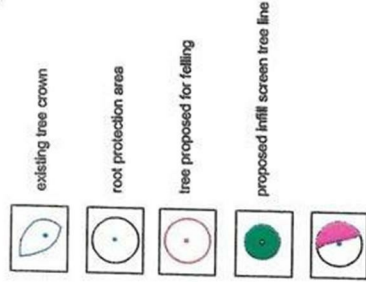
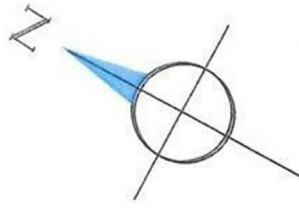
~~23 RATHCUNNINGHAM ROAD~~

TOPE. 1/1250.

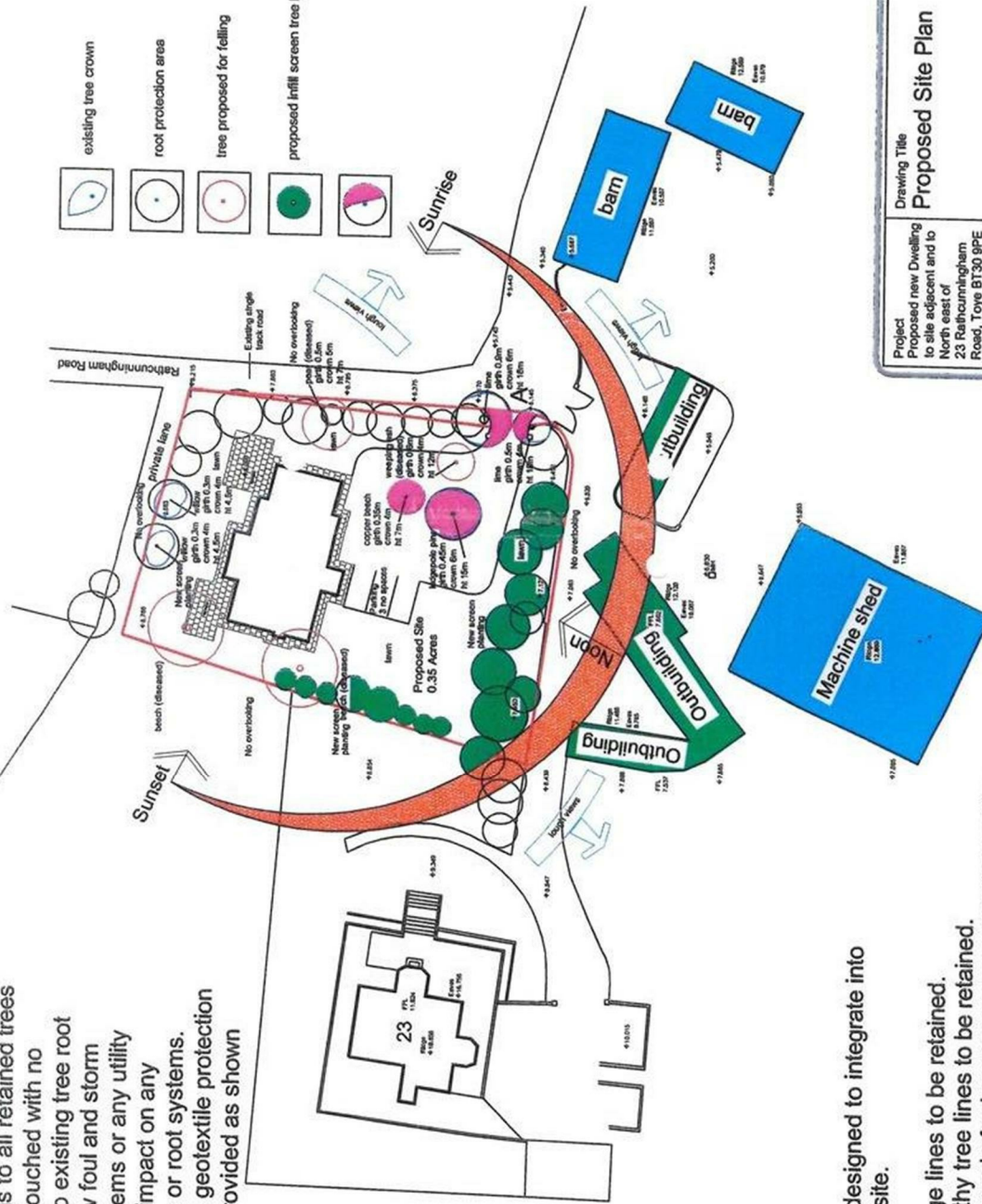
All trees marked for retention to be enclosed in protective fencing all to BS 5837:2912
 External levels to all retained trees to remain untouched with no disturbance to existing tree root systems. New foul and storm drainage systems or any utility provisions to impact on any retained trees or root systems. permatex 300 geotextile protection areas to be provided as shown

Concept
 Proposed dwelling designed to integrate into a mature tree lined site.

All established hedge lines to be retained.
 All established healthy tree lines to be retained.
 Adequate provision made for homeowners and visitor parking.
 Materials proposed a blend of traditional and contemporary, all present in local building forms.



Proposed FFL
 8.291
 Proposed Eaves
 14.811
 Proposed Ridge
 17.947



Existing vehicular access gates widened to 4.0m at point A. 2.0m x 33m sight splay left on exit onto single track roadway. Sight splay taken to adjacent private gate right on exit with full visibility on track to east

23 Design Ltd The Postmasters House 33 Shore Road Holywood County Down BT18 9HX Tel. 07788597111 E. roy@23-d.co.uk		23DESIGN ARCHITECTURE	
Project Proposed new Dwelling to site adjacent and to North east of 23 Rathcunningham Road, Toye BT30 9PE	Drawing Title Proposed Site Plan	Drawing No F/03	Drawn by REG
Project No 171	Client Mr & Mrs [Name]	THE DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING. DIMENSIONS ARE GIVEN IN METERS UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN TO THE CENTRE OF THE ELEMENT UNLESS OTHERWISE STATED.	
Scale 1:500 @A3	Date Apr 2022	Revision	

Finishes
 Blue/black riven faced slates
 Light coloured sc render
 Fielded plaster detailing
 Black Alumasc rainwater goods
 Painted hardwood double glazed windows and doors




South Elevation



North Elevation



Project Proposed new Dwelling to site adjacent and to North east of 23 Rathcunningham Road, Toye BT30 9PE	Drawing Title Proposed South and North Elevations	23 Design Ltd The Postmasters House 33 Shore Road Hollywood County Down BT18 9HX Tel. 07788587711 E. rory@23-d.co.uk	
Project No 171	Client Mrs. Mrs. K. McMillan	Drawing No F/07	
Scale 1:100 @A3	Date May 2022	Drawn by REG	23DESIGN ARCHITECTURE

Finishes
 Blue/black riven faced slates
 Light coloured sc render
 Fielded plaster detailing
 Black Alumasc rainwater goods
 Painted hardwood double glazed windows and doors



West Elevation



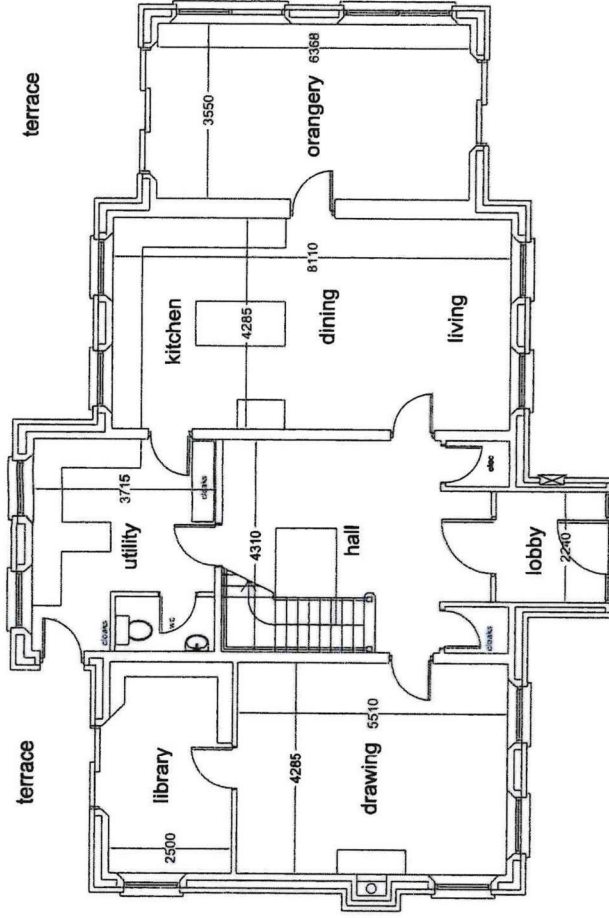
East Elevation



For information purposes only

Project Proposed new Dwelling to site adjacent and to North east of 23 Rathcunningham Road, Toye BT30 9PE			Drawing Title Proposed West and East Elevations			23 Design Ltd The Postmasters House 33 Shore Road Holywood County Down BT18 9HX Tel. 07788587711 E. rory@23-d.co.uk		
Project No 171			Client Mr & Mrs K McMillan					
Scale 1:100 @A3	Date May 2022	Revision	THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND/OR OMISSIONS BETWEEN THIS DRAWING AND INFORMATION GIVEN ELSEWHERE MUST BE REPORTED TO THIS OFFICE FOR CLARIFICATION PRIOR TO PROCEEDING					
			Drawing No F/08			Drawn by REG		

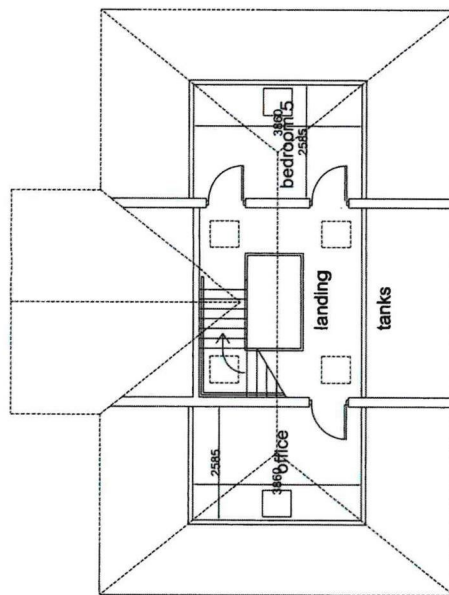
Total Gross Internal Floor Area
294.9 m² (3174 ft²)



Proposed Ground Floor Plan
142.6 m²

Comhairle Ceantair an Iair
Athlun agus an Oileán
Newry, Mourne and Down
District Council
29 JUL 2022
LA 07/22/1239

23 Design Ltd The Postmasters House 33 Shore Road Holywood County Down BT18 9HX Tel. 07788587711 E. roty@23-d.co.uk		23DESIGN ARCHITECTURE	
Project Proposed new Dwelling to site adjacent and to North east of 23 Rathcunningham Road, Toye BT30 9PE		Drawing Title Proposed Ground Floor Plan	
Client Mrs K McMillan		Drawing No F/04 REG	
Project No 171	Date May 2022	Revision	
Scale 1:100 @A3		<small>THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE. CONSTRUCTION OF THE PROPOSED WORKS SHALL BE IN ACCORDANCE WITH THE DIMENSIONS AND SPECIFICATIONS STATED ON THE DRAWING. THE DIMENSIONS AND SPECIFICATIONS STATED ON THE DRAWING SHALL TAKE PRECEDENCE OVER ANY DIMENSIONS AND SPECIFICATIONS STATED ON ANY OTHER DRAWING OR DOCUMENT FOR THE PROJECT.</small>	



Proposed Attic Floor Plan
37.5m²

Comhairle Contair an Lúir
Whium agus an Duin
Newry, Mourne and Down
District Council
29 JUL 2022
LIA 07/22/123

23 Design Ltd The Postmasters House 33 Shore Road Holywood County Down BT18 9HX Tel: 0778697711 E: ray@23-0.co.uk		23DESIGN ARCHITECTS
Project Proposed new Dwelling to site adjacent and to North east of 23 Rathcunningham Road, Toye BT30 9PE	Drawing Title Proposed Attic Floor Plan	Drawing No F/06 REG
Project No 171	Client Mr & Mrs K McMillan	Drawing by F/06 REG
Scale 1:100 @A3	Date May 2022	Revision

For information purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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