

Tim Martin
.co.uk



Development Lands At
Cloughey Road
Portaferry
BT22 1ND

Asking Price
£550,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An excellent residential development opportunity set within the highly desirable and quaint harbour village of Portaferry, Co. Down.

The site benefits from full planning permission under application LA06/2023/1341/F dated 9 October 2025, for the development of 19 detached and semi-detached homes. The approved scheme has been thoughtfully designed to create a low density, high quality residential development that complements the character of the area while providing spacious, modern accommodation suited to a broad range of purchasers, from first time buyers, families, and downsizers to those seeking a coastal lifestyle.

The schedule of accommodation comprises of the following:

- 10 No. three bedroom semi-detached houses extending to approximately 1,036 sqft
- 4 No. four bedroom detached houses extending to approximately 1,628 sqft
- 5 No. three bedroom detached bungalows extending to approximately 1,215 sqft, or alternatively five-bedroom detached chalet bungalows (with roofspace conversion) extending to approximately 1,842 sqft

Portaferry offers an enviable lifestyle, combining coastal walks, scenic views and outdoor leisure with a welcoming town centre, local schools, shops, cafes and restaurants. The nearby ferry connection and surrounding countryside further enhance the town's appeal, making it a popular choice for both permanent residents and those seeking a high quality coastal home. The lands are located approximately 18 miles from Newtownards and 27 Miles from Belfast.

FEATURES

- Prominent Residential Development Site Situated in the Quaint Harbour Village of Portaferry
- Full Planning Permission for 19 Houses Under Application LA06/2023/1341/F
- Comprising an Excellent Mix of Semi Detached and Detached Housing
- Within Walking Distance to Many Local Amenities, Schools, Shops and Strangford Ferry
- Located Approximately 18 Miles from Newtownards and 27 Miles from Belfast

Please Note: The pumping station will be shared between the two developments and will be located to the west of the housing development on Portaferry Cohousing (LA06/2023/1336/F) land. NIWater requires Storm Water Offsetting (SWO) which has been passed by a consultant engineer on third party lands, consisting of <10m new sewer, and regrading ~10m of existing sewer. Waste Water Impact Assessment Stage 2 will be submitted to NIWater on March 26.

The costs for the pumping station and the SWO are to be split between the Housing site and Portaferry Cohousing 34% / 66%.



PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA06/2023/1341/F

Date of Application: 6 January 2023

Site of Proposed Development:	Lands to north side of Cloughey Road, (opposite 5-7 Cloughey Road) and to the rear of Rectory Wood and extending 75m to the rear of 8 Cloughey Road (The Rectory), Portaferry BT22 1ND
Description of Proposal:	Residential development consisting of 19No. detached and semi-detached units

Applicant:	Tyrone Currie & Andrew McMurray C/o Portaferry Cohousing	Agent:	Tyrone Currie & Andrew McMurray C/o Portaferry Cohousing
Address:	Cloughey Road Portaferry BT22 1ND	Address:	Cloughey Road Portaferry BT22 1ND

Drawing Ref: 01, 07, 08, 09, 10, 11, 12, 13D, 15A, 16, 17

Documents: Flood Risk Assessment and Drainage Assessment by MCL Consulting dated January 2023.

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.

2. No development shall take place on-site until the method of sewage disposal has been agreed in writing by the Council through consultation with Northern Ireland Water (NIW) or a Consent to Discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure protection to the aquatic environment and to ensure the project will not have an adverse effect on the integrity of any European site.

3. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use and also to identify and remediate any potential pollutant pathways to Strangford Lough SAC/SPA/Ramsar sites.

4. After completing all remediation works required under Condition 3 and prior to commencement of use of the development, a verification report shall be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report must present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use and also to identify and remediate any potential pollutant pathways to Strangford Lough SAC/SPA/Ramsar sites.

5. Should at any stage during the construction of this development unexpected contamination and/or buried wastes be encountered, all works must cease, and the Council must be informed immediately. The Council's Environmental Health, Protection and Development Service will be notified. No works are to recommence on the site until written approval from the Council has been received that confirms that the applicant has a full understanding of the significance of the unexpected contamination/wastes and the measures required to mitigate the discovery.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Construction work shall be undertaken in accordance with the hours below: 0700 to 1900 Monday to Friday and 0800 to 1300 on Saturdays.

Reason: To protect the amenity of neighbouring dwellings with respect to construction noise.

7. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

8. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under Condition 7.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

9. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 7. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing to the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

10. Windows shall be timber or metal and shall remain in perpetuity. If timber, final coat of opaque paint to be hand painted on site as opposed to factory finish. Factory applied primer is acceptable.

Reason: To ensure that the materials are traditional and/or sympathetic within the setting of the adjacent the listed building, to ensure compliance with PPS6 Policy BH11 criteria (b).

11. Prior to the commencement of any construction works and for the duration of those works, a clearly defined buffer of at least 10 metres must be maintained between the location of all refuelling, storage of oil/ fuel, concrete mixing and washing areas, storage of machinery/ materials/ spoil etc. and the watercourse on the western boundary of the site and its associated Q-100 floodplain boundary as shown in the Flood Risk and Drainage Assessment by MCL Consulting dated January 2023.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

12. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Council for its consideration and approval.

Reason: To safeguard against flood risk to the development and elsewhere.

13. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing 15A.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

14. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing 15A. The Council hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

15. The visibility splays of 2.4metres by 70metres at the junction of the proposed access with the public road, shall be provided in accordance with Drawing 15A, prior to the commencement of development hereby permitted.

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

16. The area within the visibility splays and any forward sight line shall be cleared prior to the commencement of the construction of the development hereby permitted, 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.

17. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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 user.

18. The development hereby permitted shall not be occupied until a Street Lighting scheme design has been submitted and approved by the DfI Roads Street Lighting Section.

Reason: Road safety and convenience of traffic and pedestrians.

19. The Street Lighting scheme, including the provision of all plant and materials and installation of same, will be implemented as directed by the DfI Roads Street Lighting Section. (These works will be carried out entirely at the developer's expense.)

Reason: To ensure the provision of a satisfactory street lighting system, for road safety and convenience of traffic and pedestrians.

20. Prior to works commencing on site, all existing trees shown on Drawing 13D, as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction.

Reason: To protect the biodiversity value of the site, including protected species.

21. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.

Reason: To protect the biodiversity value of the site, including protected species.

22. The long-term maintenance, upkeep and replacement of all plant materials and pruning of trees as required, as indicated on Drawing 13D, shall be undertaken by a management company commissioned by the applicant. Details of the arrangements to be put in place to establish the management company and details of the alternative measures which will take effect in the event that the management arrangements break down, must be submitted to and agreed in writing with the Council prior to the occupation of any dwelling hereby approved. The landscape management plan shall be carried out as approved as per Drawing 13D, in perpetuity.

Reason: To ensure the provision and maintenance of public open space within the site.

23. All hard and soft landscape works shall be carried out in accordance with the approved Drawing 13D and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out within 6 months following the occupation of the last dwelling hereby permitted.

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

24. 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 landscaping.

Informative

This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose. Developers are advised to check all other informatics, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 9th October 2025

Authorised Officer: 

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AEY

Edged red outline denotes extent of site
boundaries. Black line indicates the boundary and
red wash draws attention to the perimeter.

Area of edged red line = 1.44 hectares.

Blue line denotes extent of Folio DN154015.

Green denotes visibility splays (2.4m x 70m).

Yellow denotes visibility splays (2.4m x 70m)

for adjacent site LA06/2023/1336/F.

Pink denotes visibility splay (2.4m x 70m) from
private driveways of Sites 1,6 & 7.

Hatch denotes existing 8m wide roadway through site
for storm outlet under control of NJ Water.

Beige denotes proposed 6m wide roadway for storm
sewer within private driveways.

Brown denotes location of proposed foul pumping
station/compound.

Blue dashed line denotes extent of 1 in 100 year
flood risk area.

Blue shading denotes extent of flood risk area.

Burgundy dashed line denotes line of foul sewer
to pumping station.

Red dashed line denotes line of emergency
overflow from pumping station.

Green dashed line denotes line of foul sewer from
pumping station to Cloughley Road.

Pink dashed line denotes connection point for foul
sewer from Cohousing site LA06/2023/1336/F.

Blue dashed line denotes line of storm sewer
discharging to waterway.

1mm

Cohousing Site
Approval Ref:
LA06/2023/1336/F

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1mm

Cohousing Site
Approval Ref:
LA06/2023/1336/F

DRAWING TITLE:
Sales Map

PROJECT DESCRIPTION:
Lands @ Cloughley Road,
Portleerry

DRAWING NO.:
TM02 A

SCALE:
1:1250

DATE:
26.03.2024

DESIGNER:
Peter Macmillan

REVISER:
Peter Macmillan

APPROVING OFFICER:
Peter Macmillan

APPROVAL DATE:
26.03.2024

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Housetype A Elevations

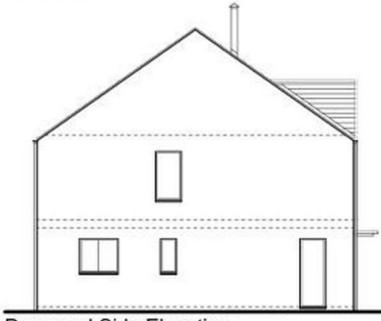
Schedule of Finishes:
 Roof: Flat black concrete tiles;
 Walls: Fine wet dash render painted white;
 Timber cladding elements as indicated;
 Windows: Double glazed units;
 Doors: GRP Composite/HW timber;
 Rainwater Goods: Black aluminum.



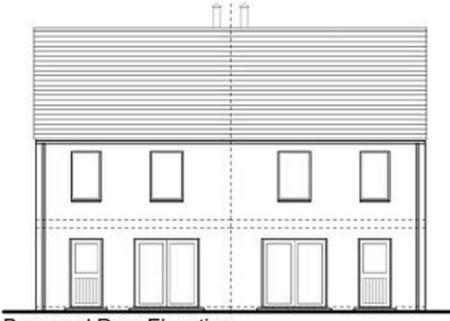
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

PROPOSED HOUSING DEVELOPMENT 08

M21 Portaferry Cohousing

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for Portaferry Cohousing
at Lands adj. to Rectory
Wood, Cleughrey Road,
Portaferry

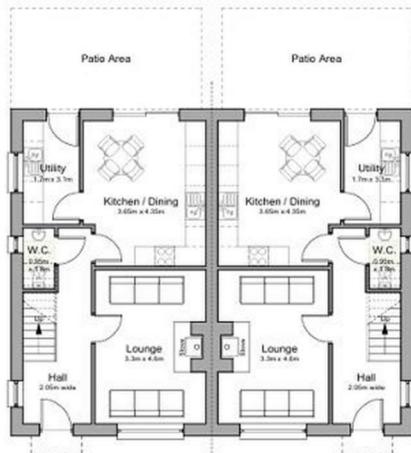
T 028 2766 6406

E office@bell-architects.com

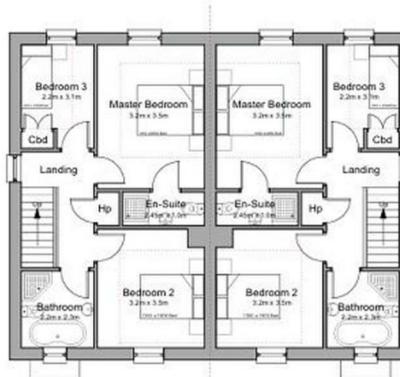
bell
architects
65-67 Main Street
Ballymoney
Ballymena
BT53 8AN

Housetype A Floor Plans

3-Bed, 4 person family home.
Two-storey Semi-Detached.
96.3m² / 1036 sq ft



Proposed Ground Floor Plan
49.5m² / 532 Sq ft.
Scale 1:100



Proposed First Floor Plan
46.8m² / 503.5 Sq ft.
Scale 1:100

PROPOSED HOUSING DEVELOPMENT 07

M21 Portaferry Cohousing

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for Portaferry Cohousing
at Lands adj. to Rectory
Wood, Cleughrey Road,
Portaferry

T 028 2766 6406

E office@bell-architects.com

bell
architects
65-67 Main Street
Ballymoney
Ballymena
BT53 8AN

Housetype B E elevations

Schedule of Finishes:
 Roof: Flat black concrete tiles;
 Walls: Fine-wat dash render painted white;
 Timber cladding elements as indicated;
 Windows: Coloured double/triple glazed units;
 Doors: GRP Composite/HW timber;
 Rainwater Goods: Black aluminium.



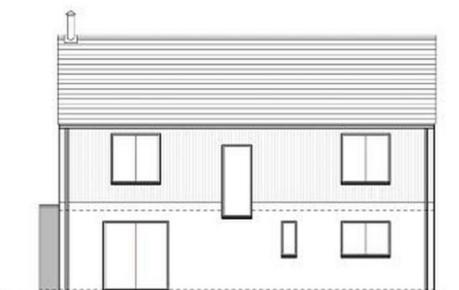
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

PROPOSED HOUSING DEVELOPMENT 10 M21 Portaferry Cohousing

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for Portaferry Cohousing
at Lands ad. to Recary
Wood, Cloughley Road,
Portaferry

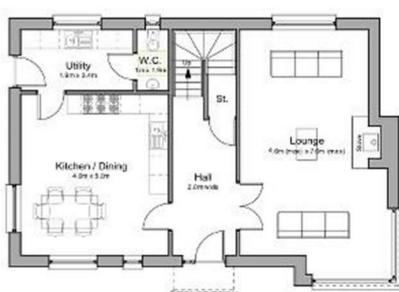
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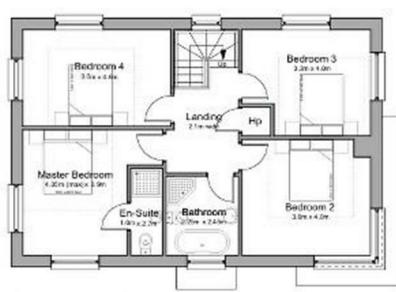
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SUSTAINABLE
DESIGN
Ballymoney
BT53 6AN

Housetype B Floor Plans

4-Bed, 5 person family home.
Two-storey Detached.
151.3m² / 1628 sq ft



Proposed Ground Floor Plan
78.75 m² / 847.4 Sq ft.
Scale 1:100

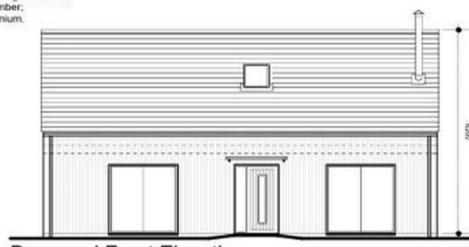


Proposed First Floor Plan
72.6 m² / 781 Sq ft.
Scale 1:100

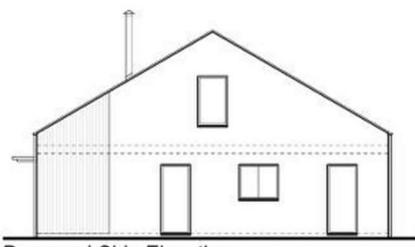
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CREATIVE DESIGN / SUSTAINABLE APPROACH

Housetype C Elevations

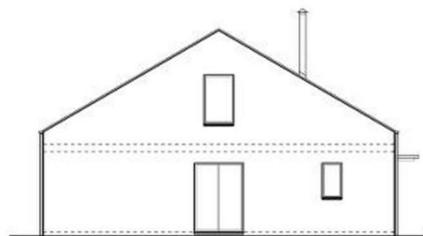
Schedule of Finishes:
 Roof: Flat black concrete tiles;
 Walls: Fine wet dash render painted white;
 Timber cladding elements as indicated;
 Windows: Coloured double/triple glazed units;
 Doors: GRP Composite/HW timber;
 Rainwater Goods: Black aluminium.



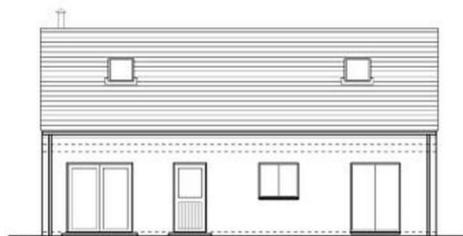
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

PROPOSED HOUSING DEVELOPMENT 12 M21 Portaferry Cohousing

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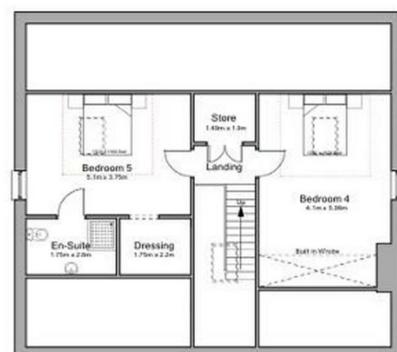
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60-62 Main Street
Ballymoney
BT53 6AN

Housetype C Floor Plans

5-Bed, 6 person family home.
Detached Bungalow with roof conversion option.
113m² / 1215 sq ft



Proposed Ground Floor Plan
113m² / 1215 Sq ft.
Scale 1:100



Proposed First Floor Plan
58.3m² / 627 Sq ft.
Scale 1:100

PROPOSED HOUSING DEVELOPMENT 11 M21 Portaferry Cohousing

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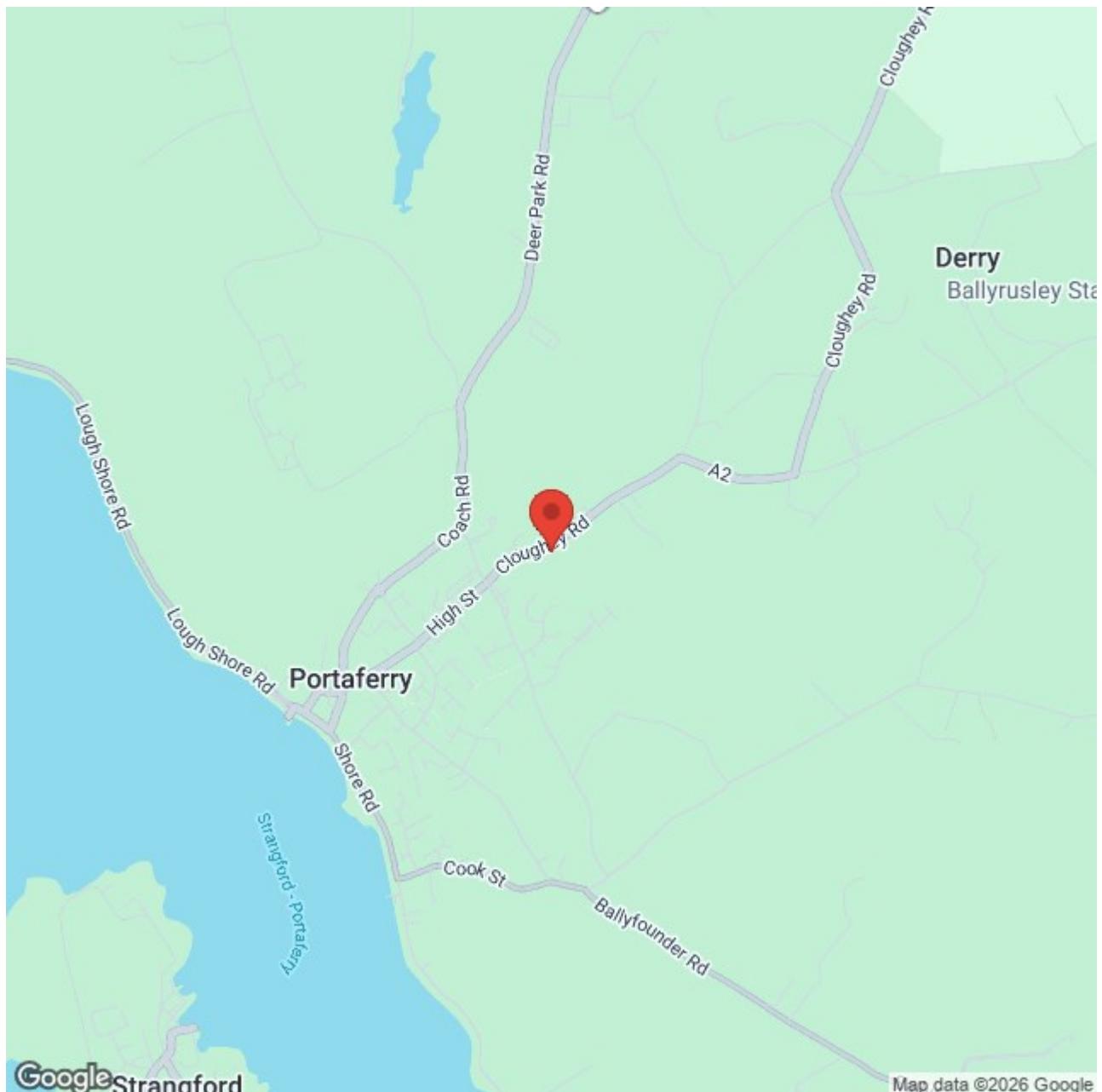
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Proposed Housing Development Site Layout







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2016
THE SUNDAY TIMES

naea
propertymark
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The Property
Ombudsman

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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