

**Tim Martin**  
—  
**.co.uk**



**Building  
Site**

Freehold Building Site Between  
108 & 110 Glen Road  
Comber  
BT23 5QT

Price Guide  
£125,000

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

## SUMMARY

Situated on an elevated position, this mature site of approximately 0.7 acres, enjoys views across the surrounding countryside. This mature site is within easy reach of Comber.

Outline planning permission has been granted for a dwelling with a maximum ridge height of 6 metres.

The site benefits from good road frontage, mains water access, telephone and fibre optic connectivity nearby.

This is a quality site in a prime location.

Viewing anytime.

## FEATURES

- Freehold Building Site
- Mature Site Extending to Circa 0.7 of an Acre
- In the Heart of the Countryside
- Ideally Situated a Short Distance to Comber
- Outline Planning Permission for a Dwelling with a Maximum Ridge Height of 6 Metres
- Enjoys Good Road Frontage
- Mains Water, Electricity, Telephone and Fibre Optic
- Quality Site in a Prime Location

**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2024/0944/O**

Date of Application: **1 November 2024**

Site of Proposed Development: **Lands between Nos. 108 and 110 Glen Road, Comber, BT23 5QT.**

Description of Proposal: **Dwelling**

Applicant:  
Address:

Agent:  
Address:

Drawing Ref: 01 & 02

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:

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. Except in so far as expressly conditioned below, 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: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

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 prior to the commencement of the development hereby approved.

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 to the Council for approval at Reserved Matter Stage and the development shall be carried out in accordance with the approved details.

Reason: To ensure the dwellings integrate into the landform and to ensure residential amenity is not adversely affected.

5. The proposed dwelling shall have a maximum ridge height of 6 metres above finished floor level.

Reason: To ensure that the development is not prominent and satisfactorily integrates into the rural landscape.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

7. The dwelling hereby approved shall not be occupied until provision has been made within the curtilage of the site for the parking of two private cars, with the parking to be permanently retained thereafter.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

8. A detailed landscaping plan must be submitted to and approved by the Council at Reserved Matters stage. This plan must include details of all existing vegetation within the site indicating those trees/shrubs/hedges that are to be retained or removed and methods for their protection during construction works, all proposed hard and soft landscape works including details of the driveway serving the dwelling, details of all boundary treatments, planting plans; written planting specifications; schedules of plants and trees indicating site preparation, planting methods, planting medium and additives together with the species, the size at time of planting, the presentation, location, spacing and numbers; an implementation and maintenance programme. The landscaping shall be completed during the first planting season following the occupation of the dwelling hereby approved.

Reason: To ensure the proposal is in keeping with the character of the rural area.

9. 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.

10. The existing natural screenings of the site, as indicated in green, on approved Drawing No. 01 shall be retained unless removal is necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure that the development does not prejudice the appearance of the locality.

11. If any retained hedge is removed, uprooted, destroyed or dies within 5 years from the date of the occupation of the dwelling for its permitted use, another hedge shall be planted at the same place and that hedge shall be of such size and species and shall be planted at such a times as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing hedges.

### **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 informatives, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 11<sup>th</sup> August 2025

Authorised Officer: 



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 16 Feb 2026  
County: Down  
Folio: Down  
Scale: 1:2500  
Our Ref: 2026/144500  
Your Ref: Glen Road Comber  
Map Ref(s): 14809SE

Sheet 1 of 1

Key to folio labels:

This map is for location purposes only (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1984 as amended) and is not a substitute for a registered title plan. The map is based on the Ordnance Survey (OS) data (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-ordinates of Land Registry buildings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

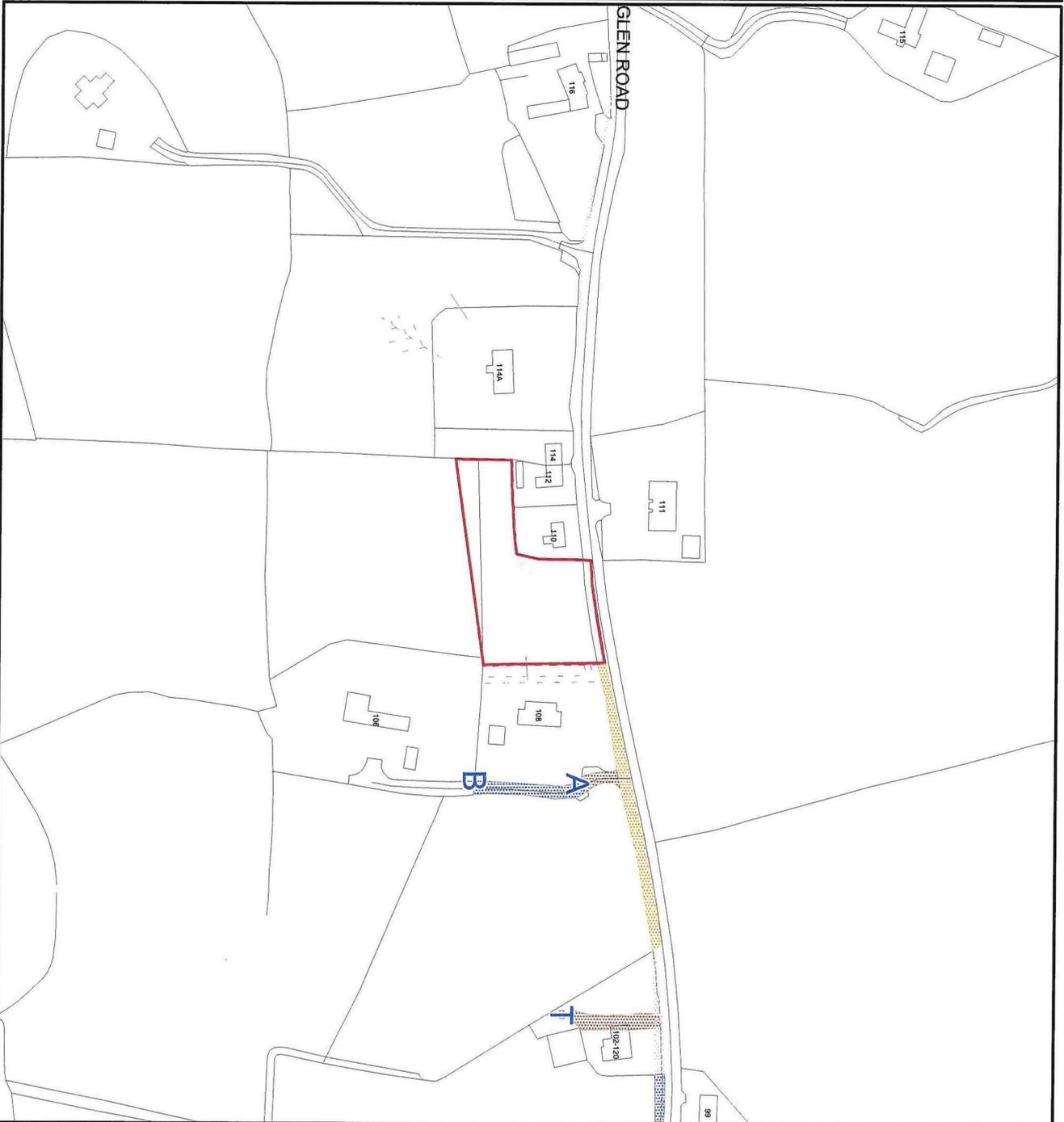
This map has been prepared using the largest scale Land Registry map available for the area. Any future deed map should be based on the largest scale OS data Grid Plan available for the area.

N.B. Folio boundaries are not conclusive (unless so described on the folio). See 5(4) of the Land Registration Act (Northern Ireland) 1970. There may be any doubt concerning boundaries, the original Instrument or Document should be inspected.

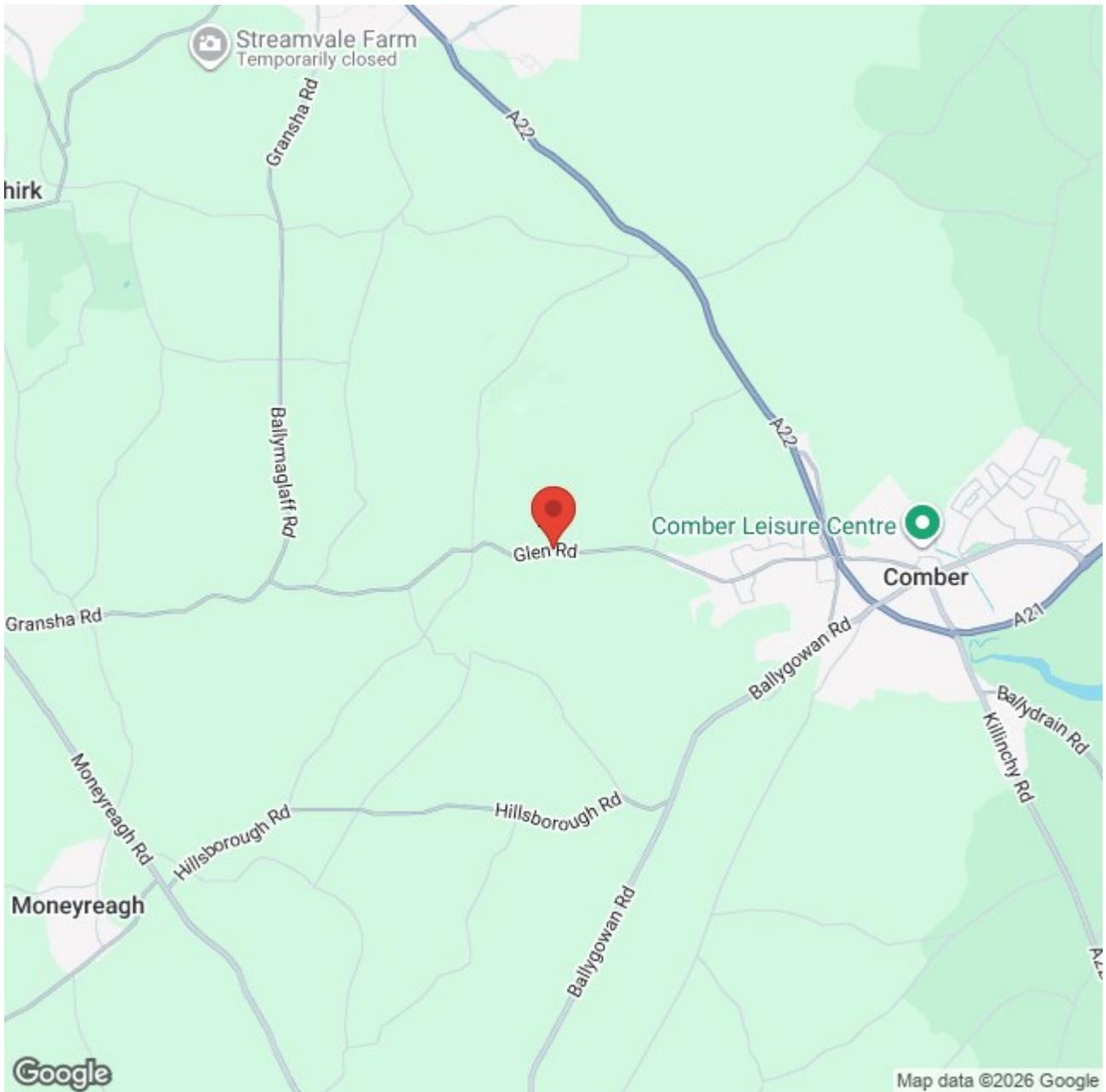
This copy map shows the location of the lands comprised in the folio listed above.

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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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