

**Tim Martin**  
— .co.uk



**Development Site @ Grand Jury Lane  
Off Old Grand Jury Road  
Saintfield  
BT24 7FS**

**Asking Price  
£400,000**

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

## SUMMARY

An excellent opportunity to acquire this 'ready to go' residential development site, situated just off Old Grand Jury Road, Saintfield.

This site forms part of the ever popular and much sought after Grand Jury Lane development and has received full planning permission under application LA07/2025/0893/F dated 19 February 2026, for the development of 4 detached houses. Connections for electric, water, gas and sewers (an article 161 drainage bond is in place) are all available.

Saintfield village is thriving with many local boutiques, coffee shops, restaurants, and an excellent choice of primary and secondary schools. The National Trust's Rowallane Gardens is only a short walk away boasting beautiful woodland walks and seasonal family events throughout the year. An excellent public transport and road network allows for a convenient commute to Downpatrick, Lisburn and Belfast city centre.

Fully approved and 'ready to go' development opportunities rarely come to market in this highly sought after locality, particularly in an area experiencing strong demand for quality family homes.

## FEATURES

- Ready to Go Residential Development Site Situated in this Much Sought After Area of Saintfield
- Full Planning Permission Granted Under Application LA07/2025/0893/F dated 19 February 2026
- Approved for the Development of 4 Detached Houses
- Connections for Electric, Water, Gas and Sewers (An Article 161 Drainage Bond is in Place) Are All Available
- High Demand for Quality Family Homes in the Saintfield Area
- Located Close to Saintfield's Bustling Village, Schools, and Public Transport
- Excellent Road Network Allowing for A Convenient Commute to Downpatrick, Lisburn and Belfast City Centre

## PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA07/2025/0893/F**

Date of Application: **1 August 2025**

Site of Proposed  
Development:

**Lands off and to the rear of nos.15 and 19 Old Grand Jury  
Road, Drumnaconnell East, Saintfield, BT24 7JD**

Description of Proposal:

**Erection of 4no. dwellings (change of house type to site  
nos.16-19 previously approved under reference  
LA07/2015/1406/F)**

Applicant:  
Address:

Agent: Anthony Hamilton  
Address: APD Architects Ltd.  
Darragh House  
112 Craigdarragh Road  
Helen's Bay  
BT19 1UB

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 of 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. The development hereby permitted shall take place in accordance with the following approved plans:

2473-050-01-08-001 Location Plan 1:1250  
2473-050-03-02-001 Topographical Survey 1:500  
2473-050-04-11-001 Site Plan Sites 16-19 1:500  
2473-050-01-11-002 Car Parking Schedule Sites 16-19 1:100  
2473-050-01-11-003 Boundary Treatment Plan 1:100  
2473-050-01-08-004 REV A Site Sections A-C 1:100  
2473-050-01-08-001 Landscaping Sites 16-19 1:100  
2473-010-09-HT C.4-001 Housetype C4 Plans 1:100  
2473-010-09-HT C.4-002 Housetype C4 Elevations 1:100  
2473-010-09-HT C.4-003 Housetype C4 Elevations 1:100  
2473-010-09-HT C.4-004 Housetype C4 Plans (H) 1:100  
2473-010-09-HT C.4-005 Housetype C4 Elevations (H) 1:100  
2473-010-09-HT C.4-006 Housetype C4 Elevations (H) 1:100  
2473-010-09-HT K7-001 Housetype K7 Plans 1:100  
2473-010-09-HT K7-002 Housetype K7 Elevations 1:100  
2473-010-09-HT K7-003 Housetype K7 Elevations 1:100  
2473-010-09-HT K7-004 Housetype K7 Plans (H) 1:100  
2473-010-09-HT K7-005 Housetype K7 Elevations (H) 1:100  
2473-010-09-HT K7-006 Housetype K7 Elevations (H) 1:100  
2473-010-11-GAR-001 Single Garage 1:100  
2473-010-11-BD-001 Boundary Details 1:50  
15-1275-090 A – Private Streets Determination 1:1250

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

3. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department 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 No. 15-1275-090 A, Published 10th November 2025

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.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with 15-1275-090 A (Published 10th November 2025) 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. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

6. No dwellings shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking and turning of private cars as shown on the approved plan.

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

7. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses the 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.

8. The Development hereby permitted shall not be commenced until a Street Lighting scheme design has been submitted and approved by the Department for Infrastructure Street Lighting Section.

Reason: Road safety and convenience of traffic and pedestrians.

9. The Street Lighting scheme, including the provision of all plant and materials and installation of same, will be implemented as directed by the Department for Infrastructure's 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.

8. All hard and soft landscape works shall be carried out in accordance with the approved plans. The works shall be carried out prior to the occupation of any part of the development.

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

#### **Informatives**

1. The Private Streets (Northern Ireland) Order 1980 and the Private Streets (Amendment) (Northern Ireland) Order 1992. Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.

Separate approval must be received from Department for Infrastructure in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

Geotechnical activities which require Geotechnical Certification shall be submitted to Engineering Policy and Parking Services through the relevant Division. Geotechnical Certification shall be in accordance with the Department for Infrastructures Geotechnical Certification procedures as laid down in the current version of HD 22 Managing Geotechnical Risk: Volume 4: Design Manual for Roads and Bridges.

Under the terms of The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001, design for any Street Lighting schemes will require approval from Department for Infrastructure Street Lighting Consultancy, Marlborough House, Craigavon. The Applicant is advised to contact Department for Infrastructure, Street Lighting Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets (Northern Ireland) 1980

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc, deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

The Road drainage works for this development are to be agreed with DfI Roads Private Streets section prior to commencement.

2. 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.
3. This permission does not confer title. It is the responsibility of the developer to ensure that s/he controls all the lands necessary to carry out the proposed development.

Dated: 19 February 2026

Authorised Officer:



THIS DRAWING, PRINTED, IS A COPY OF A  
 REGISTERED AND UNREGISTERED PLAN  
 AS FURNISHED TO THE COMMISSIONER OF  
 REVENUE UNDER THE LAND REGISTRATION  
 ACT 1925 (S.I. 1925/203) OR THE  
 LAND REGISTRATION ACT 1988 (S.I. 1988/1024)

1:1000  
 1/1000

DATE	19.02.26
BY	C.N.A.
FOR	24.73.073.004

Docucons Developments Ltd  
 Land at Old Grand Jury  
 Road, Springfield  
 24.73.073  
 Red line outline (showing all  
 plots) area 16.19  
 Scale  
 1:500 @ A3  
 1:1000 @ A4  
 Date  
 19.02.26  
 Drawn by  
 C.N.A.  
 Checked by  
 24.73.073.004

**apd** RIBA RIB  
 110, North Street  
 Company Number 1432072  
 020 7 832820  
 E: info@apdplanning.co.uk  
 www.apdplanning.co.uk  
 A COMPANY STRAID & AINSWORTH LTD



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Front Elevation (brick)



Front Elevation (render)



Side Elevation



**FINISHES**

**Roof:**  
Concrete interlocking roof tiles or equal (red/black).  
Chimney - select facing brick with clay pots.  
upvc rainwater goods.  
upvc fascia and soffits.  
Timber finial where shown.

**Walls:**  
Select facing brick (red/grey/brown in colour) / render (rough cast/smooth) in colour. Select facing brick detailing and render where shown.

**Openings:**  
Windows to be double glazed with upvc (white/cream/grey/black) or hardwood frames.  
upvc or hardwood doors.  
precast concrete cills.

**CLIENT**  
Dromara Developments Ltd.  
**PROJECT**  
Lands of Old Grand Jury Road, Scinfield

**DRAWING TITLE**  
HouseType C.4 Elevations  
**SCALE**  
1:100  
**DATE**  
29-02-24  
**DRAWN BY**  
AH/ BC  
**DRAWING NUMBER**  
2473-010-09-HTC.4-002

Dromara Developments Ltd

Proposed Sketch Plans - House Type C.4 DET (Site 16)

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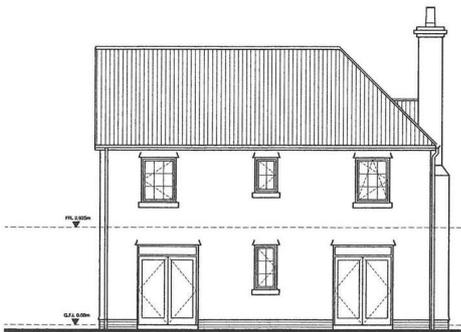
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precast concrete cills.

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**PROJECT**  
Lands of Old Grand Jury Road, Scinfield

**DRAWING TITLE**  
HouseType C.4 Elevations  
**SCALE**  
1:100  
**DATE**  
29-02-24  
**DRAWN BY**  
AH/ BC  
**DRAWING NUMBER**  
2473-010-09-HTC.4-003

Dromara Developments Ltd

Proposed Sketch Plans - House Type C.4 DET (Site 16)



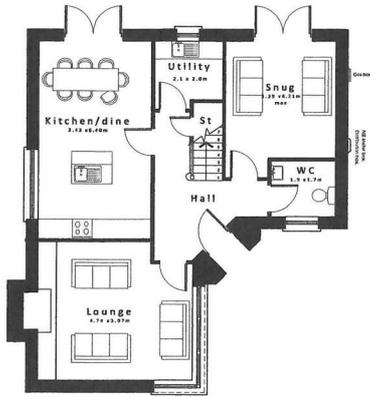
Rear Elevation



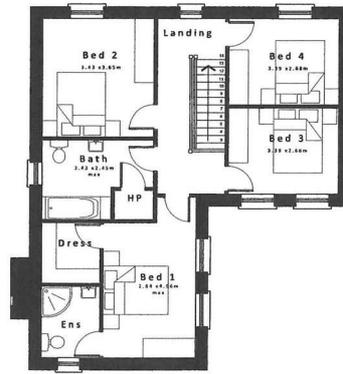
Side Elevation



Grand Jury Road  
Sainfield



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**CLIENT**  
Dromara Developments Ltd.  
**PROJECT**  
Lands at Old Grand Jury Road, Sainfield

**DRAWING TITLE**  
HouseType C.4 Plans  
**SCALE**  
1:100  
**DATE**  
29-02-24  
**DRAWN BY**  
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**DRAWING NUMBER**  
2473-010-09-HTC.4-001



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**FINISHES**

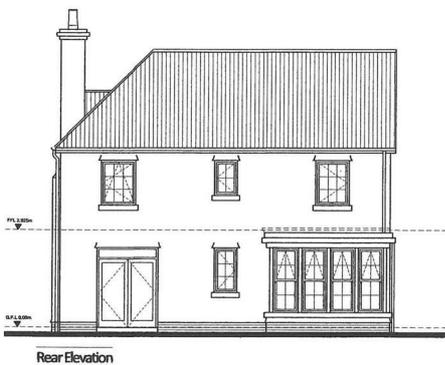
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precast concrete cills.

**CLIENT**  
Dromara Developments Ltd.  
**PROJECT**  
Lands of Old Grand Jury Road, Sainfield

**DRAWING TITLE**  
HouseType C.4 Elevations (H)  
**SCALE**  
1:100  
**DATE**  
29-02-24  
**DRAWN BY**  
AH/ BC  
**DRAWING NUMBER**  
2473-010-09-HTC.4-006



Rear Elevation



Side Elevation



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Front Elevation (brick)



Front Elevation (render)



Side Elevation



**FINISHES**

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Dromara Developments Ltd.

**PROJECT**  
Lands of Old Grand Jury Road, Sainfield

**DRAWING TITLE**  
House Type C.4 Elevations (H)

**SCALE**  
1:100

**DATE**  
29-02-24

**DRAWN BY**  
AH/ BC

**DRAWING NUMBER**  
2473-010-09-HTC.4-005

APD Architects Ltd.  
Dromara House  
112 Cradleigh Road  
County Down BT19 1J6

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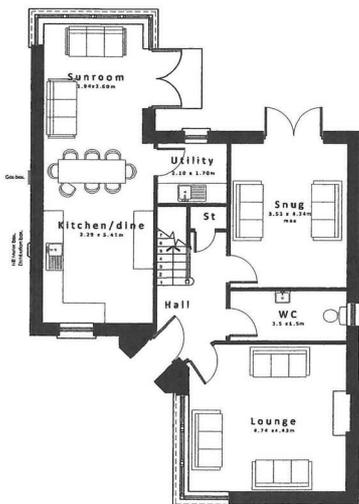
Architects, Interior Designers, Quantity Surveyors

Dromara Developments Ltd

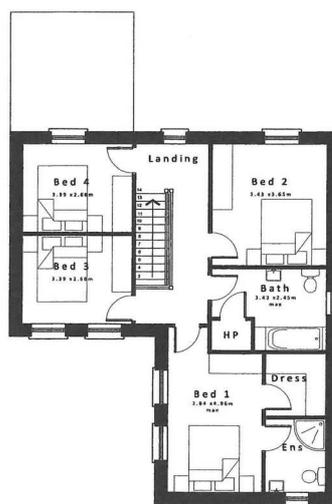
Proposed Sketch Plans - House Type C.4 DET - Site 17 (H)

Proposed Residential Development at  
**Lands at Old Grand Jury Road Sainfield**

C.4 Det (H) | 1704sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**CLIENT**  
Dromara Developments Ltd.

**PROJECT**  
Lands of Old Grand Jury Road, Sainfield

**DRAWING TITLE**  
House Type C.4 Plans (H)

**SCALE**  
1:100

**DATE**  
29-02-24

**DRAWN BY**  
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**DRAWING NUMBER**  
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Architects, Interior Designers, Quantity Surveyors

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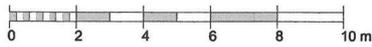
Proposed Sketch Plans - House Type C.4 DET - Site 17 (H)



Front Elevation



Side Elevation



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield

**DRAWING TITLE**  
 Housetype K7 Elevations (H)  
**SCALE**  
 1:100  
**DATE**  
 29-02-24  
**DRAWN BY**  
 AH/ BC  
**DRAWING NUMBER**  
 2473-010-09-HT K7-005

**apd** RIBA #  
 Chartered Practitioner

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 www.apdarchitects.com  
 info@apdarchitects.com

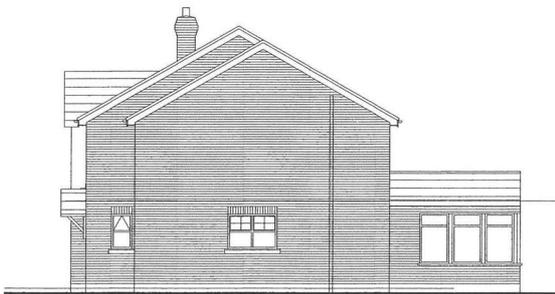
Partners:  
 Ann Padden, Graham Miles, Cathryn Hunter-NEPFI

Dromara Developments Ltd

Proposed Sketch Plans - House Type K7 DET (H) - Site 18



Rear Elevation



Side Elevation



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield

**DRAWING TITLE**  
 Housetype K7 Elevations (H)  
**SCALE**  
 1:100  
**DATE**  
 29-02-24  
**DRAWN BY**  
 AH/ BC  
**DRAWING NUMBER**  
 2473-010-09-HT K7-006

**apd** RIBA #  
 Chartered Practitioner

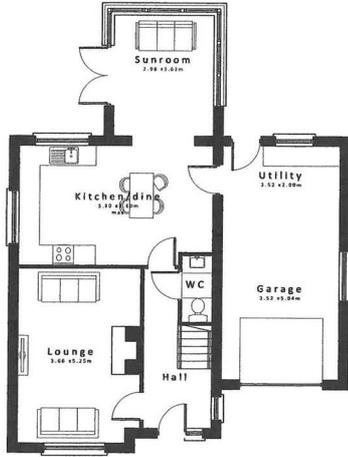
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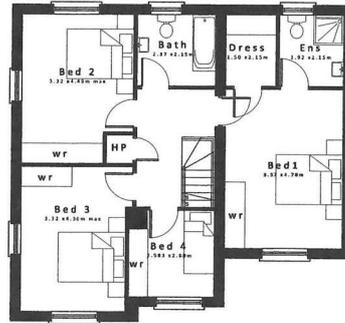
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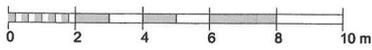
Proposed Sketch Plans - House Type K7 DET (H)- Site 18



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield  
**DRAWING TITLE**  
 Housetype K7 Plans (H)  
**SCALE**  
 1:100  
**DATE**  
 29-02-24  
**DRAWN BY**  
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**DRAWING NUMBER**  
 2473-010-09-HT K7-004

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 112 Cullinstown Road  
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 028 11822362  
 info@apdarchitects.com  
 www.apdarchitects.com  
 RIBA Chartered Practice  
 RIBA Number 981912

Dromara Developments Ltd

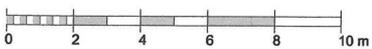
Proposed Sketch Plans - House Type K7 DET (H) - Site 18



Front Elevation



Side Elevation



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield  
**DRAWING TITLE**  
 Housetype K7 Elevations  
**SCALE**  
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**DATE**  
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**DRAWN BY**  
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 RIBA Number 981912

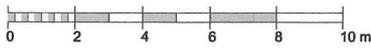
Dromara Developments Ltd

Proposed Sketch Plans - House Type K7 DET (Site 19)



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield

**DRAWING TITLE**  
 Housetype K7 Elevations  
**SCALE**  
 1:100  
**DATE**  
 29-02-24  
**DRAWN BY**  
 AH/ BC  
**DRAWING NUMBER**  
 2473-010-09-HT K7-003



**apd** RIBA #  
 Chartered Practice

APD Architects Ltd.  
 Design House  
 112 Craigdrough Road  
 County Down BT19 1UB  
 Phone: 096 9330000  
 Email: info@apd.co.uk  
 Website: www.apd.co.uk

Dromara Developments Ltd

Proposed Sketch Plans - House Type K7 DET (Site 19)



GROUND FLOOR PLAN

FIRST FLOOR PLAN



**CLIENT**  
 Dromara Developments Ltd.  
**PROJECT**  
 Lands at Old Grand Jury  
 Road, Sainfield

**DRAWING TITLE**  
 Housetype K7 Plans  
**SCALE**  
 1:100  
**DATE**  
 29-02-24  
**DRAWN BY**  
 AH/ BC  
**DRAWING NUMBER**  
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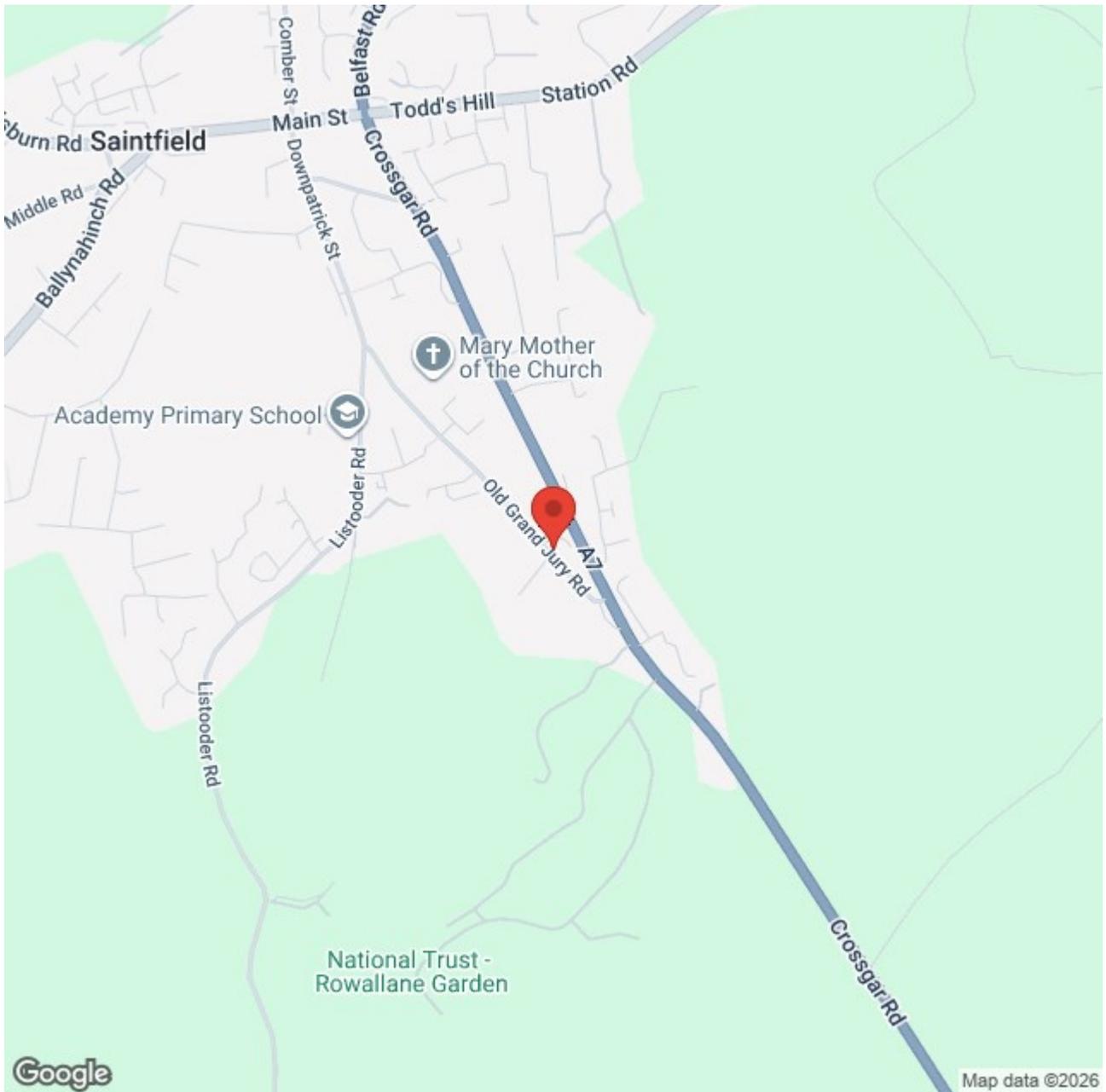
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 Email: info@apd.co.uk  
 Website: www.apd.co.uk

Dromara Developments Ltd

Proposed Sketch Plans - House Type K7 DET (Site 19)





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  
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