

Tim Martin
— .co.uk



Freehold Building Site Between
153 and 157 Carrickmannon Road
Raffrey, Crossgar
BT30 9NL

Price Guide
£130,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Ideally situated in the heart of the countryside, yet within a short commute to Belfast, this delightful site extends to approximately ½ an acre and has been granted outline planning permission for a dwelling and domestic garage, as set out in application no. LA/07/2023/3242/O.

The site enjoys pleasing views over the surrounding countryside and provides an excellent opportunity to build the house of your dreams. Mains water, electricity, and telephone connections are believed to be conveniently located nearby.

Viewing: Anytime

FEATURES

- Ideally situated in the heart of the countryside
- Short commute to Belfast
- Site extends to approximately ½ an acre
- Outline planning permission granted for a dwelling and domestic garage
- Planning reference: LA/07/2023/3242/O
- Enjoys pleasing views over the surrounding countryside
- Excellent opportunity to build your dream home
- Mains water, electricity, and telephone connections believed to be conveniently located nearby



**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: **LA07/2023/3242/O**

Date of Application: **15 August 2023**

Site of Proposed
Development:

**Between 153 and 157 Carrickmannon Road (approx. 42m SE
of No 153), Crossgar.**

Description of Proposal:

Infill site for dwelling and domestic garage

Applicant:
Address:

Agent: David Burgess
Address: 24 Templeburn Road
Crossgar
BT30 9NG

Drawing Ref: **A3125**

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. 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 has commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The development hereby permitted shall take place in strict accordance with the following approved plan **A3125**

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

4. 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. Access, sight visibility splays and forward sight distance (where applicable) are a pre-commencement condition.

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

5. No development shall take place until a plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrates into the landform.

6. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow planted on the inside including to the rear of the required sight splays.

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

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.5 metres at any point

Reason: In the interest of visual amenity.

8. A landscaping plan shall be submitted as part of the reserved matters application to

include details of all boundaries. The planting plan as finally approved shall be carried out during the first planting season after the dwelling is occupied. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the council gives written consent to any variation.

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

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. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Department. The development shall be carried out in accordance with the approved details.

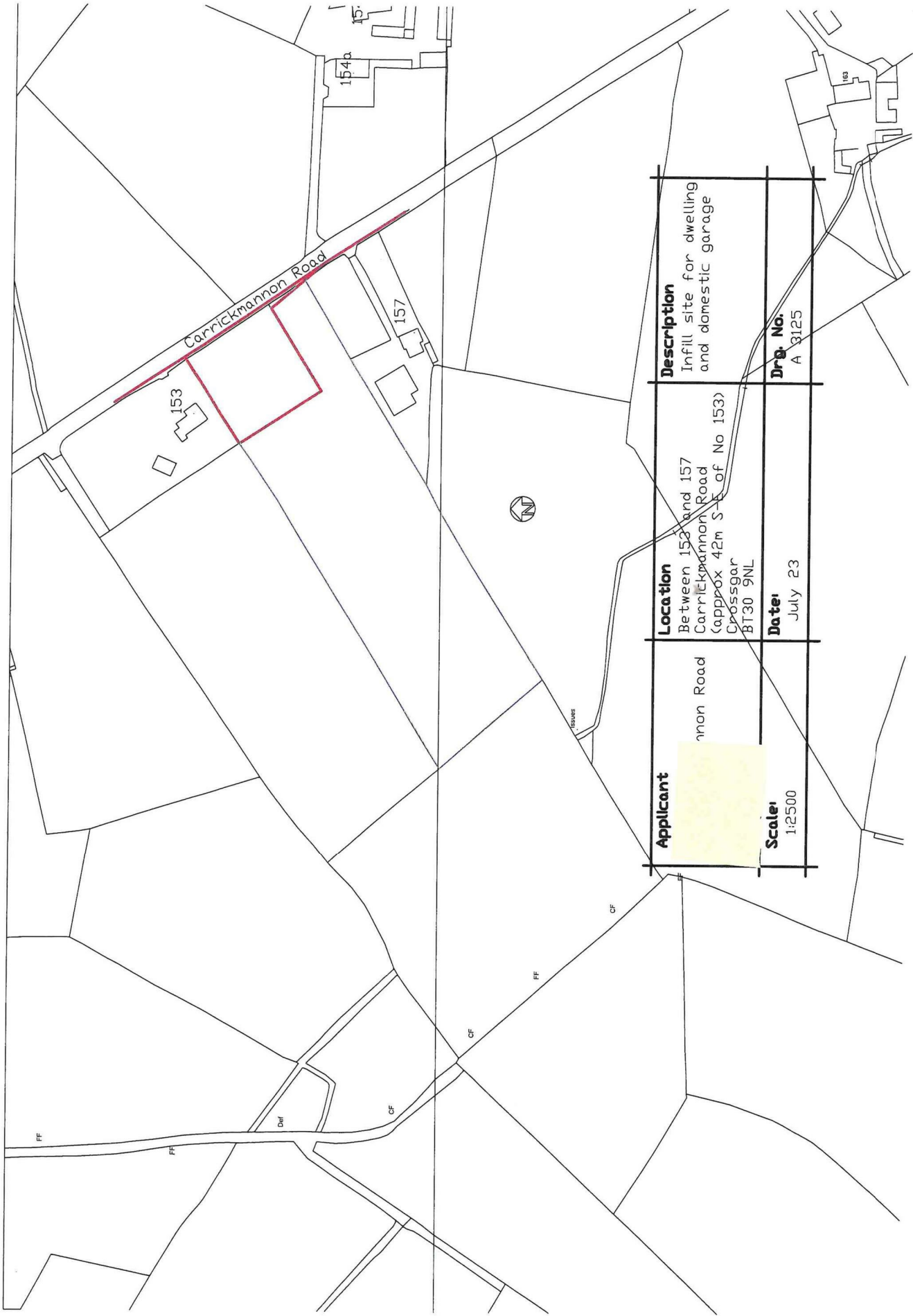
Reason: To ensure that the development is in keeping with the locality

Informatives

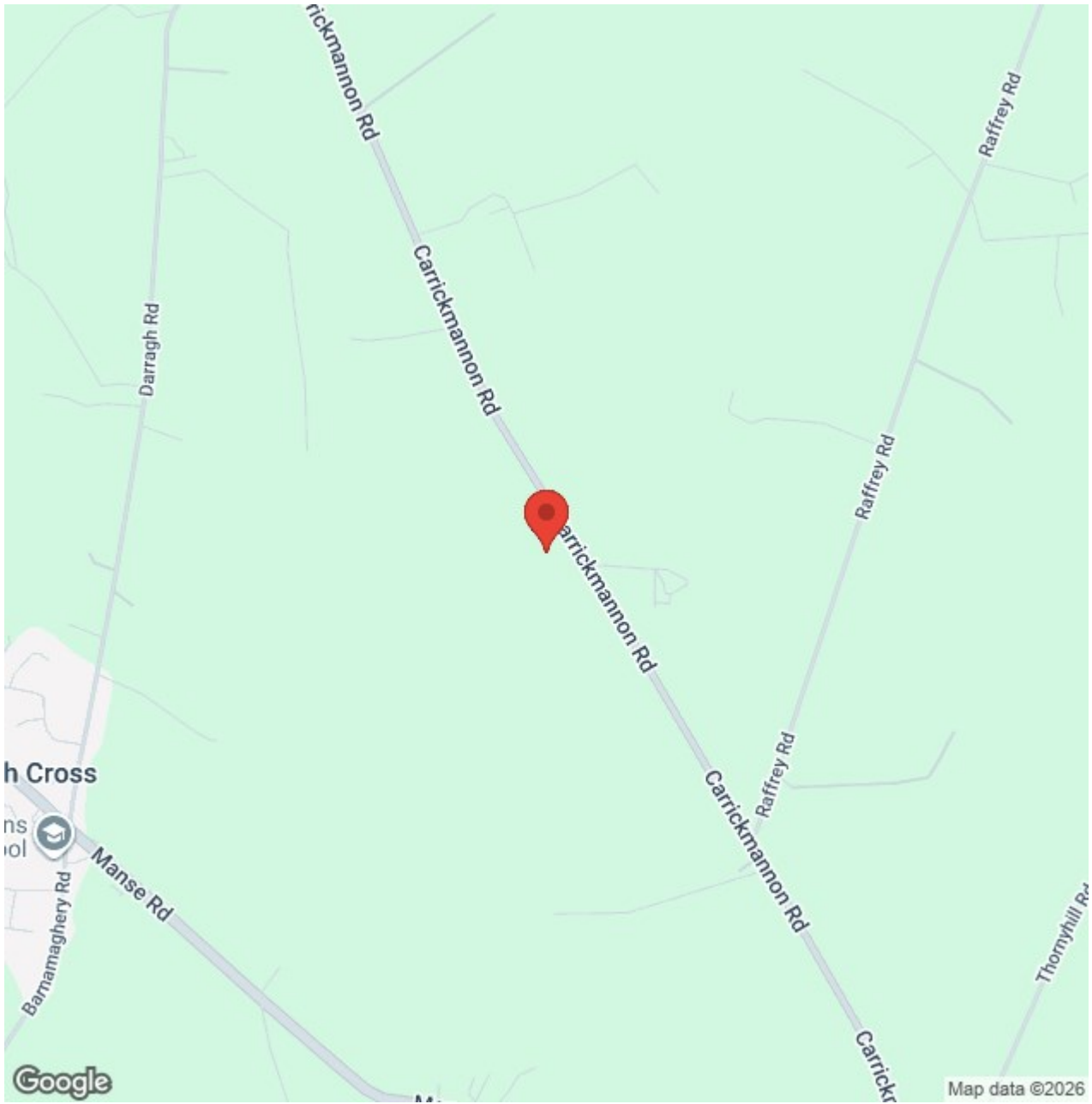
1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of 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 he controls all the lands necessary to carry out the proposed development.

Dated: 2 December 2024 **Authorised Officer:**





Applicant [Redacted]	Location Between 153 and 157 Carrickmannon Road (approx 42m S-E of No 153) Crossgar BT30 9NL	Description Infill site for dwelling and domestic garage
Scale: 1:2500	Date: July 23	Drp. No.: A 3125





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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.