

Tim Martin
.co.uk

Building Site & Lands
61 Ballylone Road
Ballynahinch,
BT24 8XX

For Sale as a Whole or in Lots



Situated between Ballynahinch and Saintfield in a secluded position and enjoying pleasing views over the surrounding countryside. We are pleased to offer this building site and agricultural lands extending in total to about 22.50 acres or thereabouts.

Outline Planning Permission has been granted for a replacement dwelling and garage as contained in Application Number LA07/2021/0634/0 dated 16th May 2022 for a period of 3 years.

Mains water will be brought to the lands prior to completion with mains electricity already on site.

The property is accessed via a shared concrete and gravelled lane leading from the Ballylone Road directly opposite the Moss Road.

PLEASE NOTE:- The lands are let to the 31st October 2023.

Offers Around
£279,000

www.timmartin.co.uk
Telephone 028 97 568300

Marie Ward
Chief Executive



Newry, Mourne
and Down
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA07/2021/0634/O

Date of Application: 2nd April 2021

Site of Proposed Development: 61 Ballylone Road
Creevyargon
Saintfield

Description of Proposal: Replacement dwelling and garage

Applicant: Executors of the Estate of the
Address: late Mr JA Jess

Agent: William Shannon Architect
Address: Studio 27 Middle Road
Saintfield
BT24 7LP

williamshannonarchitect@btinternet.com

Drawing Ref: 2114 C01 Location Map.

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.

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

0300 013 2233 (Council)
0300 200 7830 (Planning)
council@nmandd.org
www.newrymouredown.org

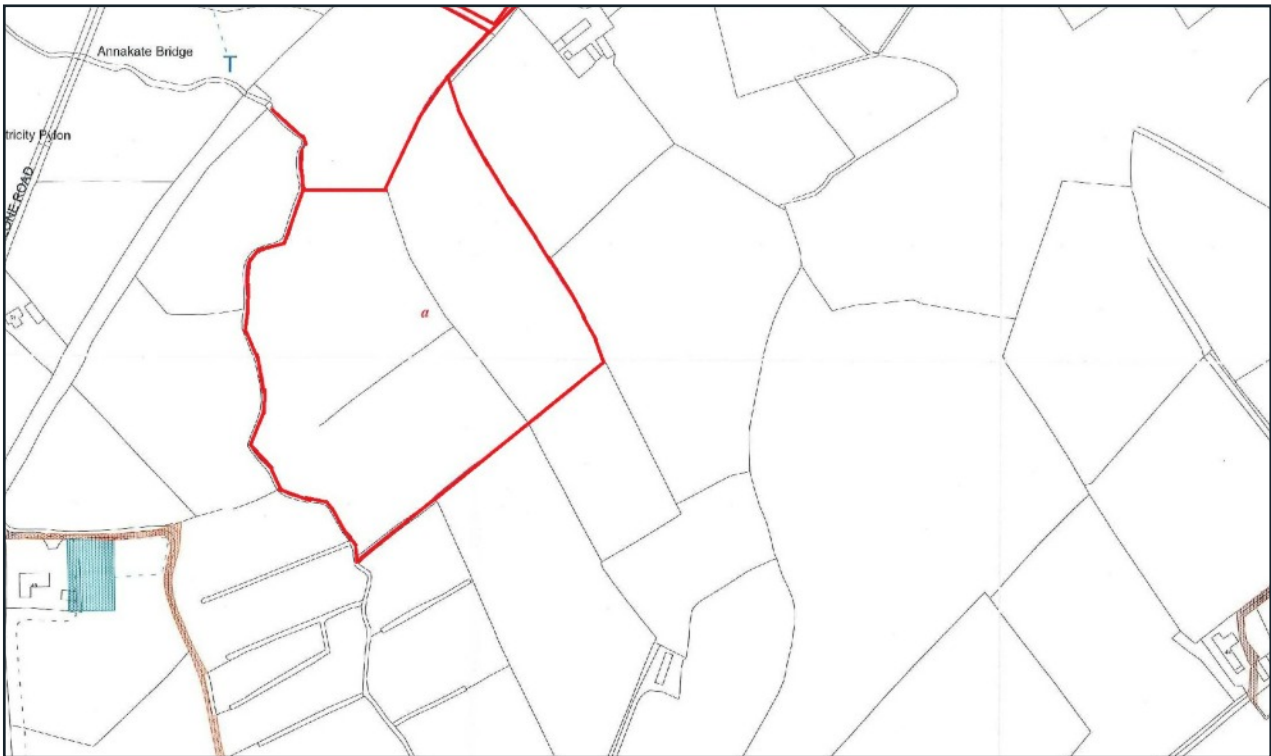
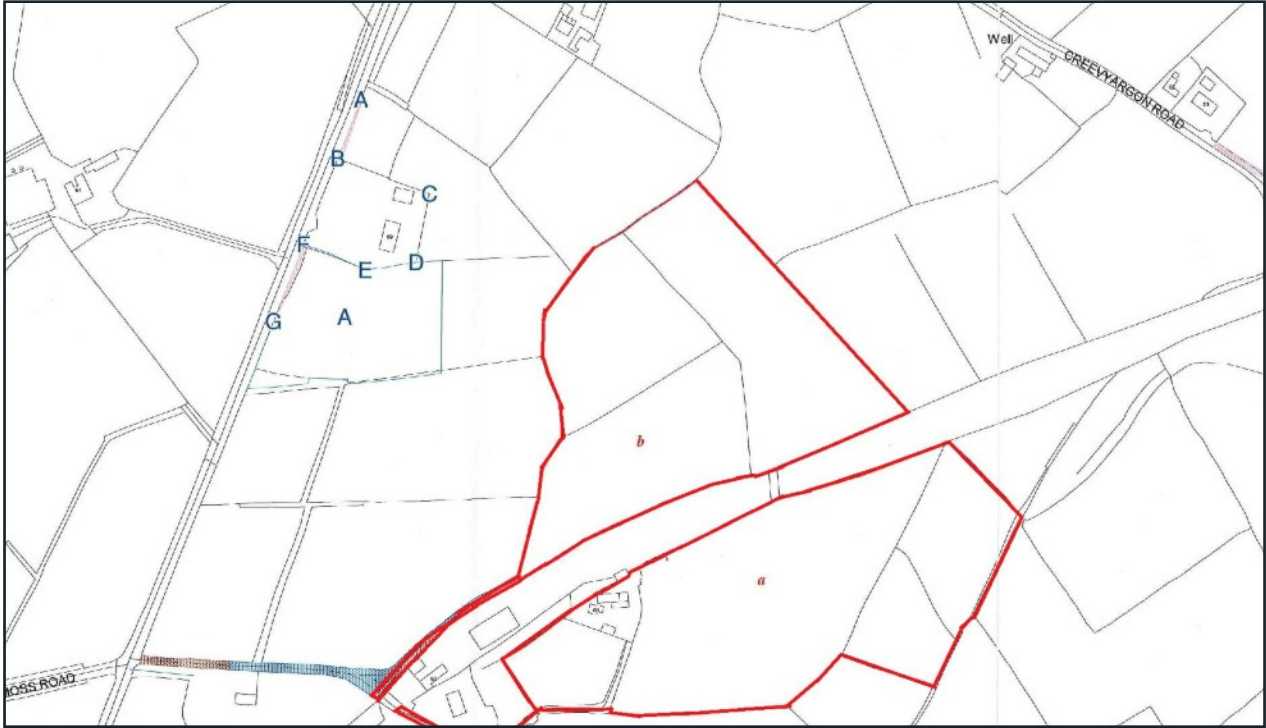
Serving Down
and South Armagh



2. The development hereby permitted shall take place in strict accordance with the following approved plan: **2114 C01 Location Map**.
Reason: To define the planning permission and for the avoidance of doubt.
3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan 2114 C01 Location Map is demolished, and all rubble and foundations have been removed.
Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.
4. Approval of the details of the 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.
5. No development shall take place until a plan indicating floor levels of the proposed dwelling 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 any new boundaries of the site have been defined by a timber post and wire fence with (a native species hedgerow/trees and shrubs of mixed woodland species) planted on the inside.
Reason: To ensure the proposal is in keeping with the character of the rural area.
7. The mature vegetation along the southern and eastern boundaries of the site shall be retained and shall be allowed to grow on unless otherwise agreed in writing with the Council.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Dated: 16th May 2022

Authorised Officer:



Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield ■

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

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