



## Building Site Adj. To, 160 Ballymena Road, Doagh, Ballyclare, BT39 QTN

- Prime Building Site
- Impressive, Two Storey, Family Home (2,890 Sq Ft)
- Matching Detached Garage
- Private Lane/Driveway
- Convenient Location
- Full Planning Permission (T/2014/0333/F)
- Four Bedroom; Three Reception
- c.0.5 Acres
- Elevated Rural Views
- Additional c.31 Acres Available By Way Of Separate Negotiation

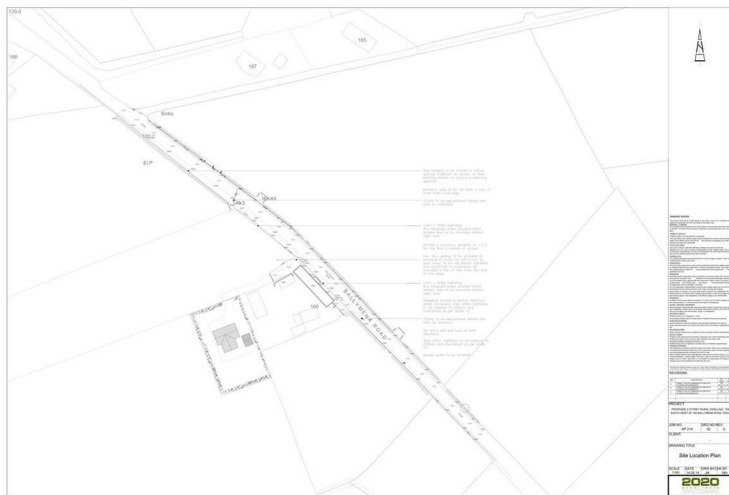
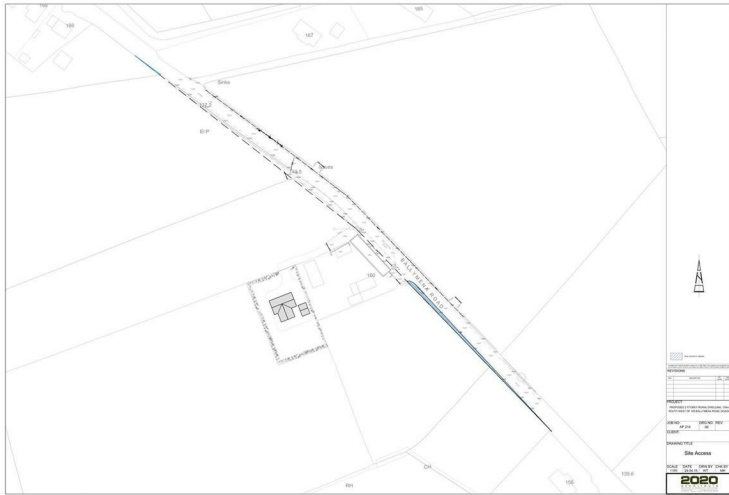
Offers Over **£109,950**  
EPC Rating E

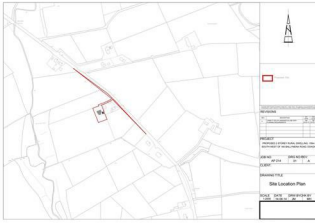






## PROPERTY DESCRIPTION





**Antrim and Newtownabbey Borough Council**

2. The vehicular access, including visibility splays shall be provided in accordance with stamped approved Drawing No. 0022 bearing the date stamp 21.04.2019 prior to the occupation of the development hereby permitted and the area within the visibility splays shall be permanently maintained at a level surface no greater than 250mm above the level of the adjoining carriageway.

Reason: To ensure the provision of a satisfactory access to the proposal in the interests of road safety.

3. The access gradient to the dwelling hereby permitted shall not exceed 8% (1:12.5) over the top 3 metres from the public road.

Reason: To ensure the provision of a satisfactory access to the proposal in the interest of road safety.

4. The site boundaries shown coloured yellow on the stamped approved 1:500 scale site layout Drawing No.0022 shall be maintained and new planting of native species hedgerow and hedgerow trees undertaken to define the site boundaries as indicated on the plan. All new trees and hedgerow planting shall be completed by the end of the first available planting season following occupation of the dwelling.

Reason: In the interests of amenity.

5. If any tree or hedgerow plant is removed, uprooted or destroyed or dies within the next 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or plant of similar size and species in the same location unless otherwise agreed in writing with the Council.

Reason: To ensure the continuity of amenity afforded by existing and proposed hedgerows.

6. The hedgerow shown coloured yellow on the stamped approved site layout drawing number 0021 shall be grown to, and maintained at a minimum height of 1.5m unless otherwise agreed in writing with Antrim and Newtownabbey Borough Council.

Reason: In the interests of the residential amenity and maintenance of the character of the rural area.

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**Prime, c.0.5 acre building site with private entrance lane/driveway and full planning permission (T/2014/0333/F) for an impressive, two storey, four bedroom/three reception, detached family home extending to 2,890 sq ft with matching detached garage, enjoying elevated rural views, situated off the Ballymena Road, Doagh, Ballyclare.**

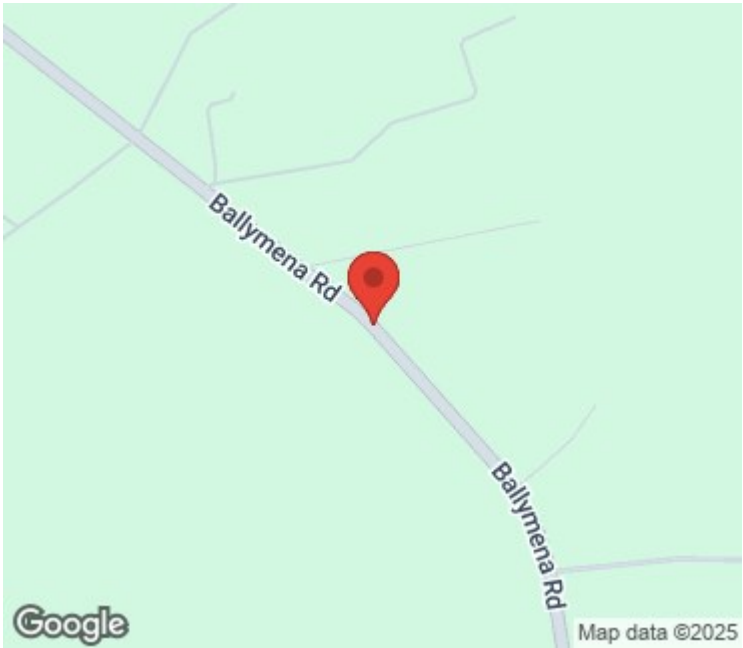
**The site is conveniently positioned within close proximity to main commuter networks, Belfast International Airport, Antrim Area Hospital, and surrounding towns/villages.**

**c.31 acres of adjoining agricultural land is available by way of separate negotiation.**

**Copy of planning permission and maps available upon request.**

**For further information or to arrange a viewing please contact Colin Graham Residential.**

**Early interest highly recommended to avoid disappointment.**



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>	<b>46</b>	<b>49</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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