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**ARMSTRONG GORDON**



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**BUSHMILLS**

Site at 38 Islandranny Road

BT57 8AS

Offers Over £64,500

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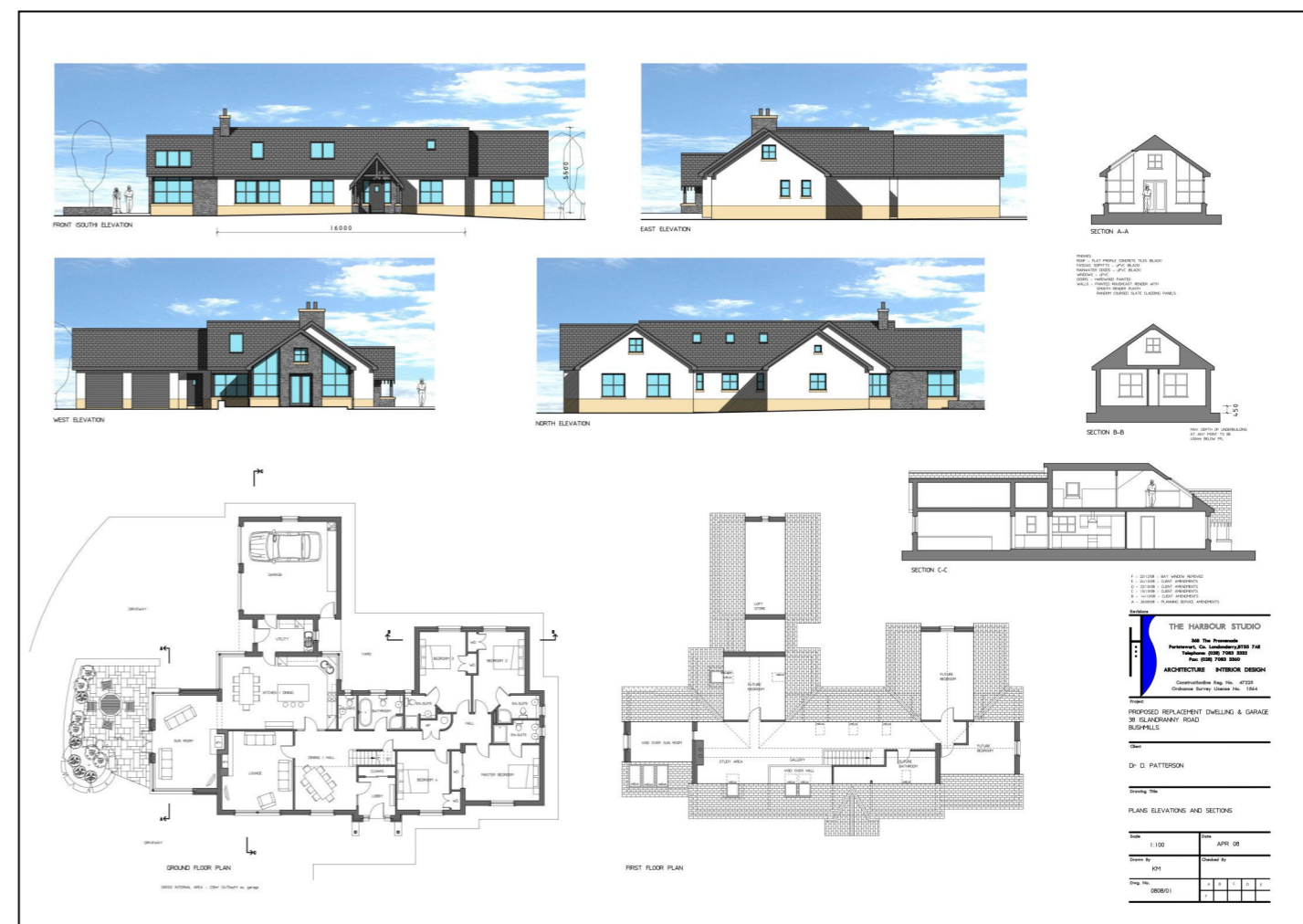
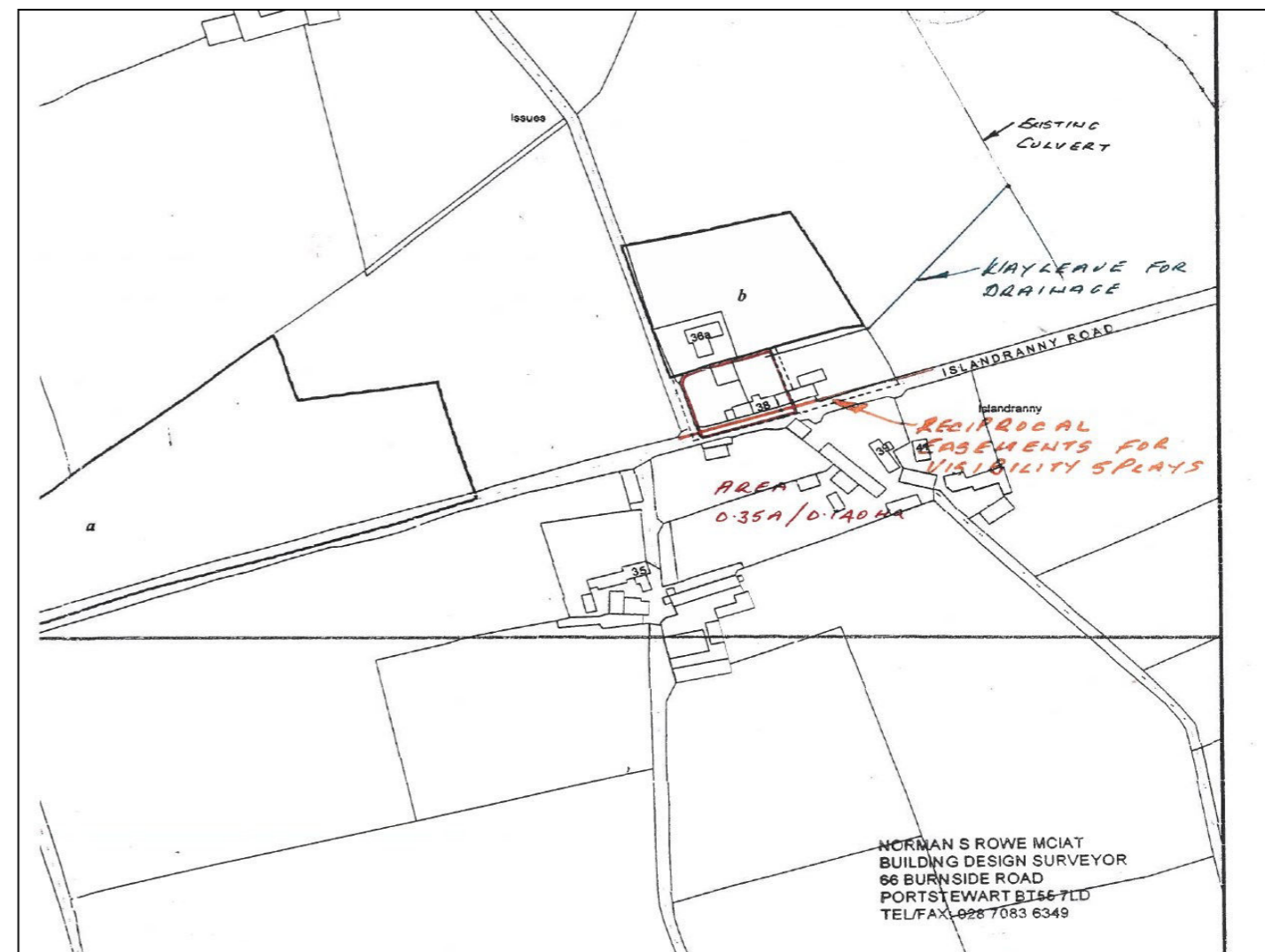
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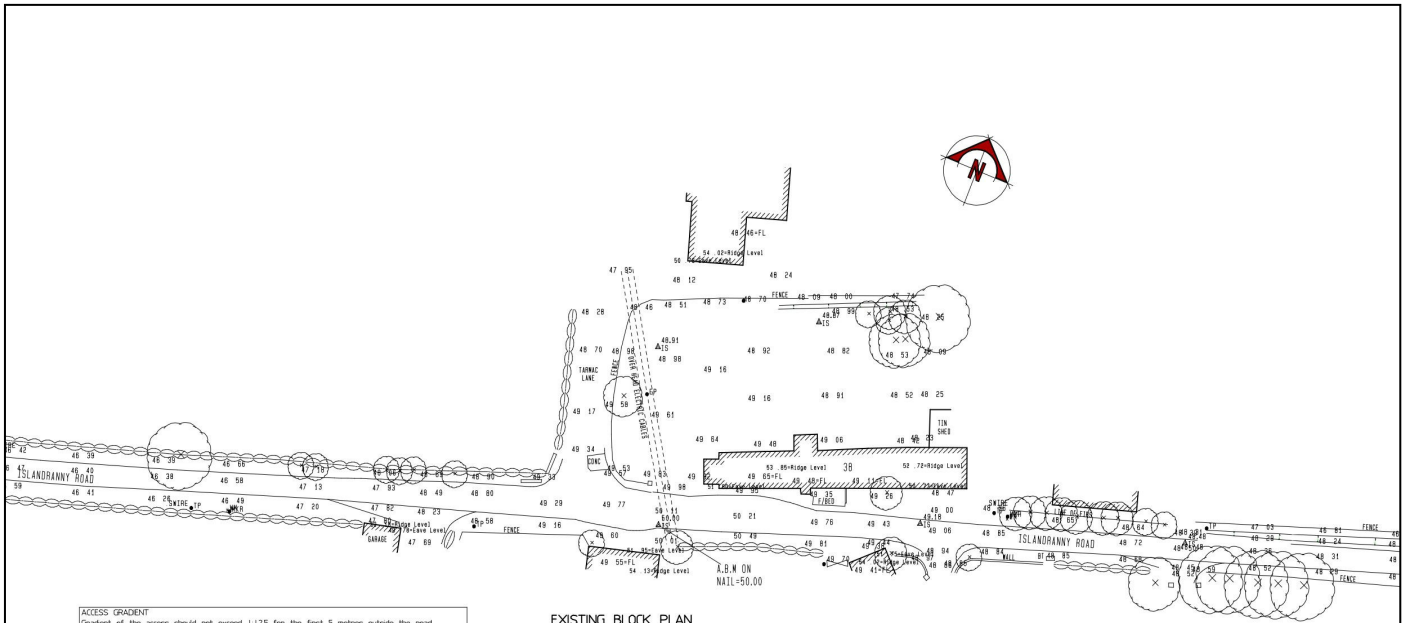
Set along one of the most breathtaking stretches of coastline in Northern Ireland, this exceptional site on the North Antrim Coast presents a rare opportunity to create a striking modern chalet bungalow in an area of outstanding natural beauty. With outline planning permission already granted, the foundations are in place for a thoughtfully designed home that maximises both space and the spectacular surroundings. Located approximately 7 miles from the world renowned Giant's Causeway, the site enjoys a truly enviable and rural location with rolling countryside and a peaceful environment coming together. The location offers a perfect balance of tranquillity and accessibility, making it ideal for a permanent residence, holiday home, or investment property. The approved outline planning permission allows for a contemporary chalet style bungalow, offering flexibility for prospective buyers to tailor the design to their own vision, subject to the necessary consents. The elevated nature of the site provides the potential for stunning outlooks, with the ever-changing coastal scenery forming a captivating backdrop throughout the year. The surrounding area is rich in natural heritage and leisure opportunities, with coastal walks, renowned golf courses, and charming villages all within easy reach. Excellent road links ensure convenient access to nearby towns and amenities, while still retaining a sense of seclusion and escape. Opportunities of this calibre, in such a prestigious and iconic location, are seldom available. Early viewing is highly recommended to fully appreciate the potential and setting on offer.

Driving through the village of Bushmills on Main Street, take your next left after the Bushmills Distillery onto the Straid Road. Travel out this road for approximately 4.1 miles until you come across the Moycraig Road. Turn right onto the Moycraig Road and travel past Toberkeigh Presbyterian Church. Take your next right onto the Islandranny Road and No 38 will be on your right hand side approximately 0.4 miles down this road.

**SPECIAL FEATURES:**

- \*\* Planning Application No: E/2005/0228/O
- \*\* Drawings Available For Contemporary Dwelling
- \*\* Rural Location
- \*\* Approx 7 Miles From Giants Causeway





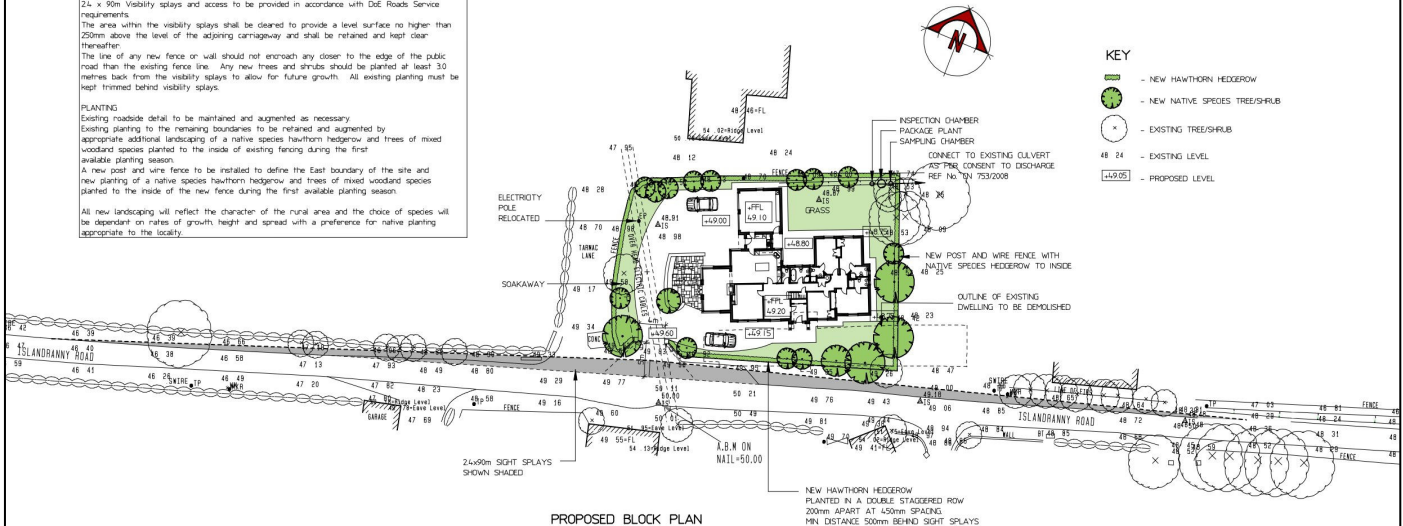
EXISTING BLOCK PLAN

**ACCESS GRADIENT**  
Gradient of the access should not exceed 1:125 for the first 5 metres outside the road boundary i.e. from the back of the verge / back of the footway / fence line / edge of carriageway.

**DRAINAGE**  
Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access.  
Any open drains in the road verge shall be piped to the satisfaction of D&E Roads Service. Open drains behind the fence / hedge line shall be piped to the satisfaction of the Department of Agriculture / Rivers Agency.

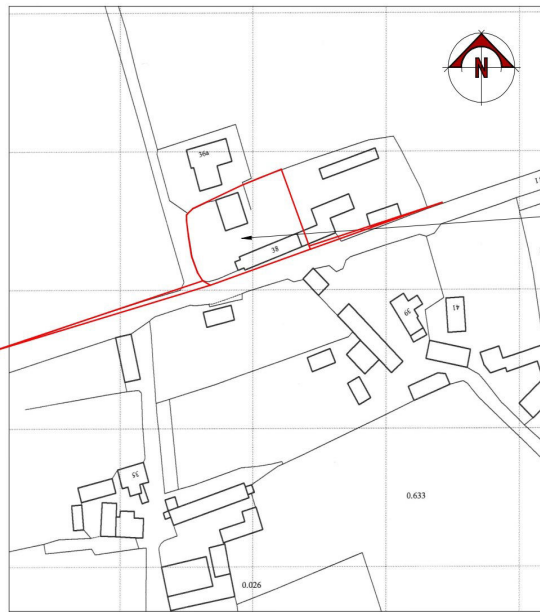
**VISIBILITY SPLAYS**  
24 x 90m Visibility splays and access to be provided in accordance with D&E Roads Service requirements.  
The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.  
The line of any new fence or wall should not encroach any closer to the edge of the public road than the existing fence line. Any new trees and shrubs should be planted at least 3.0 metres back from the visibility splays to allow for future growth. All existing planting must be kept trimmed behind visibility splays.

**PLANTING**  
Existing roadside detail to be maintained and augmented as necessary.  
Existing planting to the remaining boundaries to be retained and augmented by appropriate additional landscaping of a native species hawthorn hedgerow and trees of mixed woodland species planted to the inside of existing fencing during the first available planting season.  
A new post and wire fence to be installed to define the East boundary of the site and new planting of a native species hawthorn hedgerow and trees of mixed woodland species planted to the inside of the new fence during the first available planting season.  
All new landscaping will reflect the character of the rural area and the choice of species will be dependent on rates of growth, height and spread with a preference for native planting appropriate to the locality.



PROPOSED BLOCK PLAN

- KEY**
- NEW HAWTHORN HEDGEROW
  - NEW NATIVE SPECIES TREE/SHRUB
  - EXISTING TREE/SHRUB
  - 48 24 - EXISTING LEVEL
  - 48.05 - PROPOSED LEVEL



LOCATION MAP  
SCALE 1:1250  
O.S. MAP No. - 00711SE

B - 22/12/08 - BAY WINDOW REMOVED  
A - 6/11/08 - PLANNING SERVICE AMENDMENTS

**Revisions**

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**THE HARBOUR STUDIO**

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Fax: (028) 7083 3360

**ARCHITECTURE INTERIOR DESIGN**

Constructionline Reg. No. 47225  
Ordnance Survey License No. 1554

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Project  
**PROPOSED REPLACEMENT DWELLING & GARAGE  
38 ISLANDRANNY ROAD  
BUSHMILLS**

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Client  
**Dr. D. PATTERSON**

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Drawing Title  
**EXISTING & PROPOSED BLOCK PLANS  
LOCATION MAP**

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Scale 1:500, 1:1250	Date APR 08		
Drawn By KM	Checked By		
Dwg. No. 0808/02	<table border="1"> <tr> <td>A</td> <td>B</td> </tr> </table>	A	B
A	B		