



Site Adjacent & SW of 47 Listullycurran Road, Dromore,
BT25 1RD

Site with OPP for dwelling with access from Forthill Road,
Dromore.

The address offers ease of access for the city commuter and is ideally positioned between Dromore and Royal Hillsborough with a range of local amenities including many popular restaurants, shops and leading local schools. The property also provides excellent access routes to Belfast City Centre, Banbridge, Dublin and further afield.

Rarely do sites like this come to the market offering an idyllic setting with outline planning permission set back off the road with private rolling countryside views. Set in circa 1/2 an acre, there is an additional paddock available via separate negotiation.

Early Enquiries are highly recommended. Viewings directly at the site.

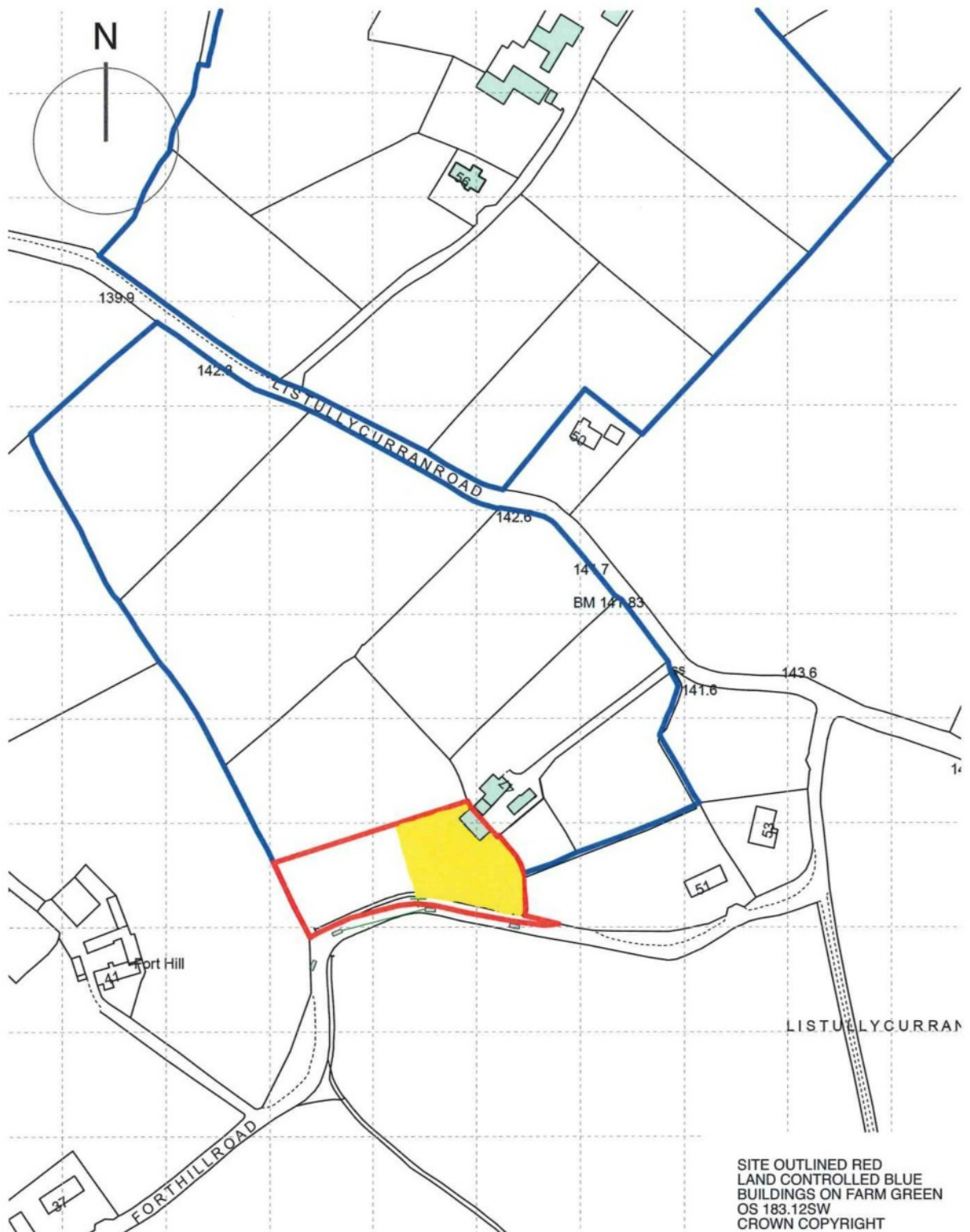
Offers Over
£145,000

Site Adjacent & SW of
47 Listullycurran Road,
DROMORE,
BT25 1RD

Viewing by
appointment with
& through agent
028 9266 1700



- Planning Reference: LA05/2024/0260/0
- Site with Outline Planning Permission with Access from Forthill Road
- Mains Water and Electric Available
- Site Circa 1/2 an Acre in an Elevated Position
- Additional Paddock Available Via Separate Negotiation
- Stunning Private Views of Rolling Countryside
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
- Excellent Transport Links to Belfast, Hillsborough, Lisburn and Banbridge
- Viewing Directly at the Site
- Enquiries Through the Lisburn Office on 02892 661 700



Client: NIGEL & HEATHER PATTERSON

Project: SITE ADJACENT TO & SW OF 47 LISTULLYCURRAN ROAD DROMORE

Drawing: SITE LOCATION PLAN

Scale: 1:2500 @ A4

Project No: 22.24 / 01

Date: 28.03.2024

Rev: 16.04.2025

Drawing No:

McCREADY | ARCHITECTS

Chartered Architects and Planning Consultants
8 Market Place
Lisburn
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OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA05/2024/0260/O

Date of Application: 28 March 2024

Site of Proposed Development: Site adjacent & SW of 47 Listullycurran Road Dromore
Description of Proposal: Site for dwelling on a farm with access from Forthill Road

Applicant: [Redacted] Agent: Andrew McCready
Address: [Redacted] Address: 8 Market Place
LISBURN
BT28 1AN

Drawing Ref: 01A, 03

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:

- 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:-
 - the expiration of 5 years from the date of this permission; or
 - 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.
- 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

Location:

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com

The site is located Adjacent & SW of 47 Listullycurran Road, Dromore.

This can be viewed and accessed from the Forthill Road.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.