



An exceptional opportunity to acquire a prime building site with full planning permission granted in a peaceful yet highly convenient setting just outside the desirable village of Hillsborough. The approved dwelling extends to approximately 2,250 sq ft and has been thoughtfully designed to provide four well-proportioned bedrooms, including two en suites, offering excellent family accommodation with a practical and contemporary layout.

In addition, the plans incorporate a substantial detached garage extending to approximately 600 sq ft, complete with a useful loft space above, ideal for storage or ancillary use (subject to any necessary consents). Development has been deemed to have commenced and the site is currently subject to a slow works order, ensuring the continuity of the planning permission.

The location offers the perfect balance of rural tranquillity and accessibility, with convenient access to the A1 dual carriageway for commuting to Lisburn, Belfast and south-bound to Dublin. Hillsborough village itself boasts an excellent range of amenities, including cafés, restaurants and the historic Hillsborough Castle and parklands.

Offers Around
£165,000

Site @ 67A
Edentrillick Road,
HILLSBOROUGH,
BT26 6QX

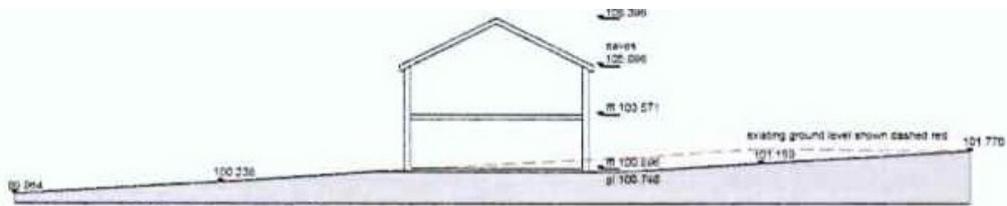
Viewing by
appointment with
& through agent
028 9266 1700



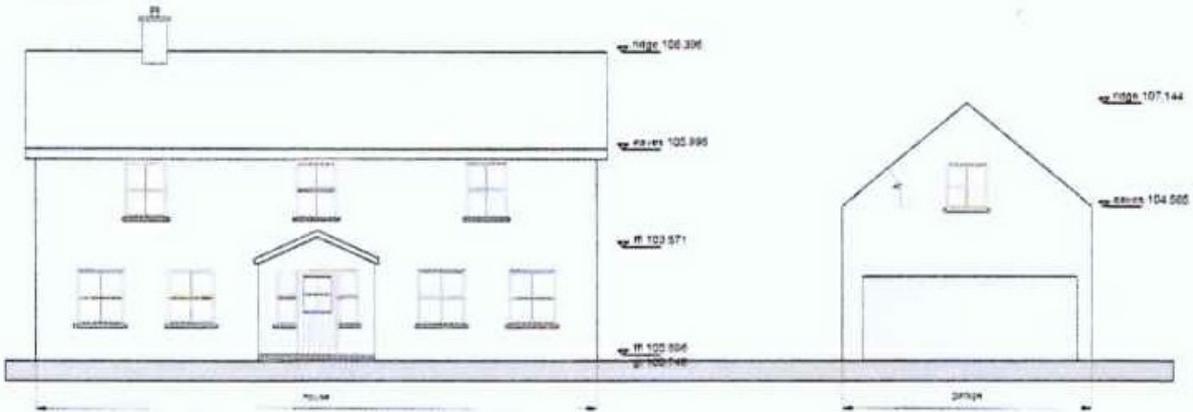
- Full Planning Permission Granted Under References: LA05/2017/0759/RM & PA0697216
- Approved Dwelling Extending To Approx. 2,250 Sq Ft
- Four Bedrooms, Including Two En Suites
- Detached Garage Of Approx. 600 Sq Ft With Loft Space Above
- Development Deemed To Have Commenced
- Currently Subject To A Slow Works Order
- Attractive Rural Setting With Open Countryside Views
- Road Frontage Access In A Quiet Yet Convenient Location
- Excellent Commuter Links Via The A1 To Lisburn, Belfast And Dublin
- Viewings Directly At The Site
- For Further Information Contact The Lisburn Office On 02892 661 700



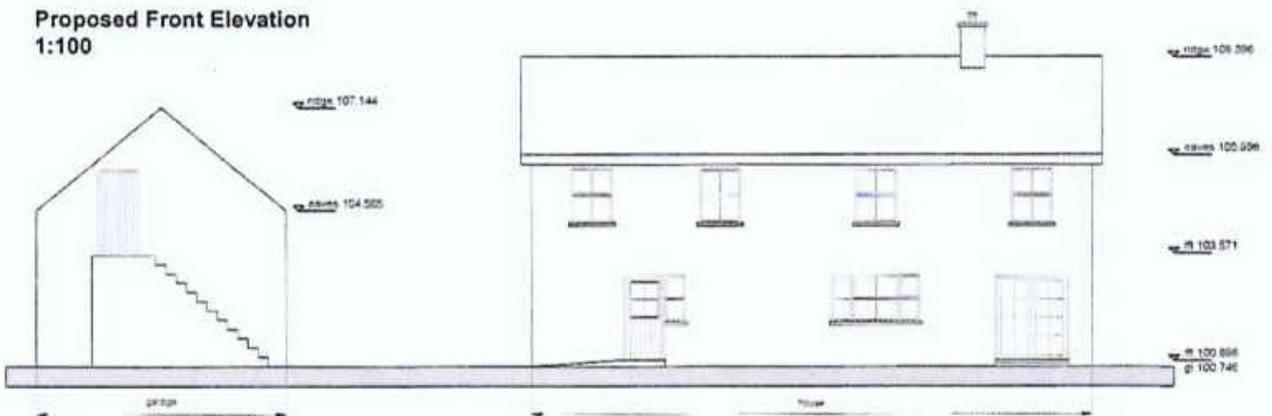
Telephone 028 9266 1700
www.templetonrobinson.com



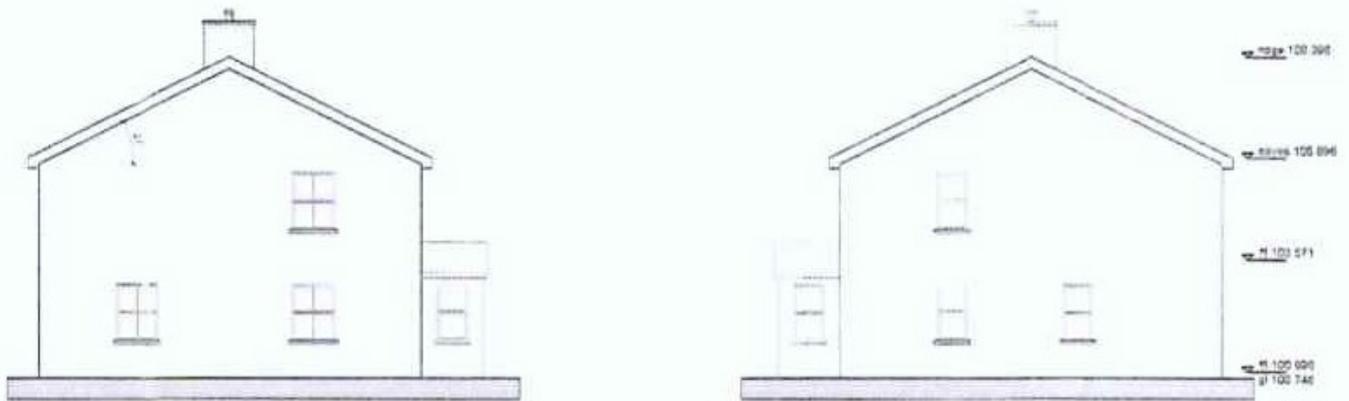
**Proposed Site Section A-A
1:200**



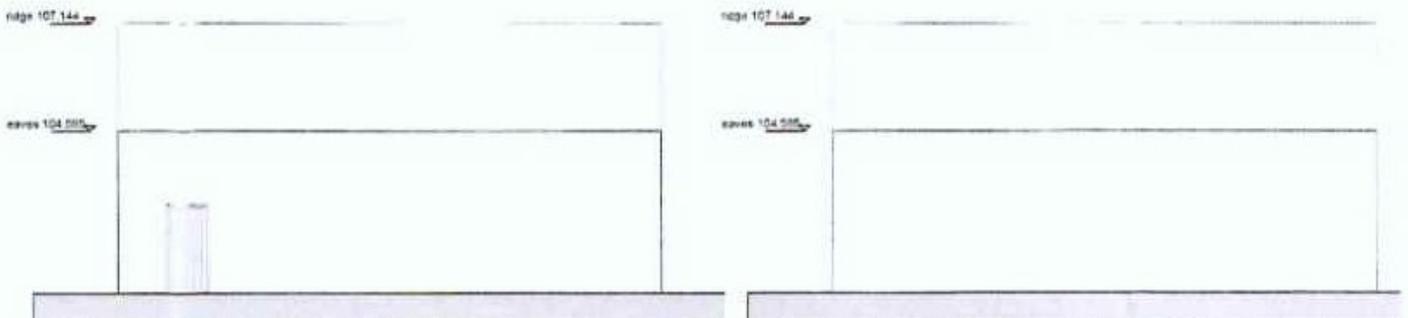
**Proposed Front Elevation
1:100**



**Proposed Rear Elevation
1:100**



Proposed Side Elevations (house) 1:100



Proposed Side Elevations (garage) 1:100



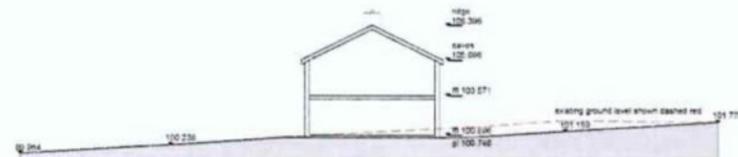
**Proposed First Floor Plan
1:100**



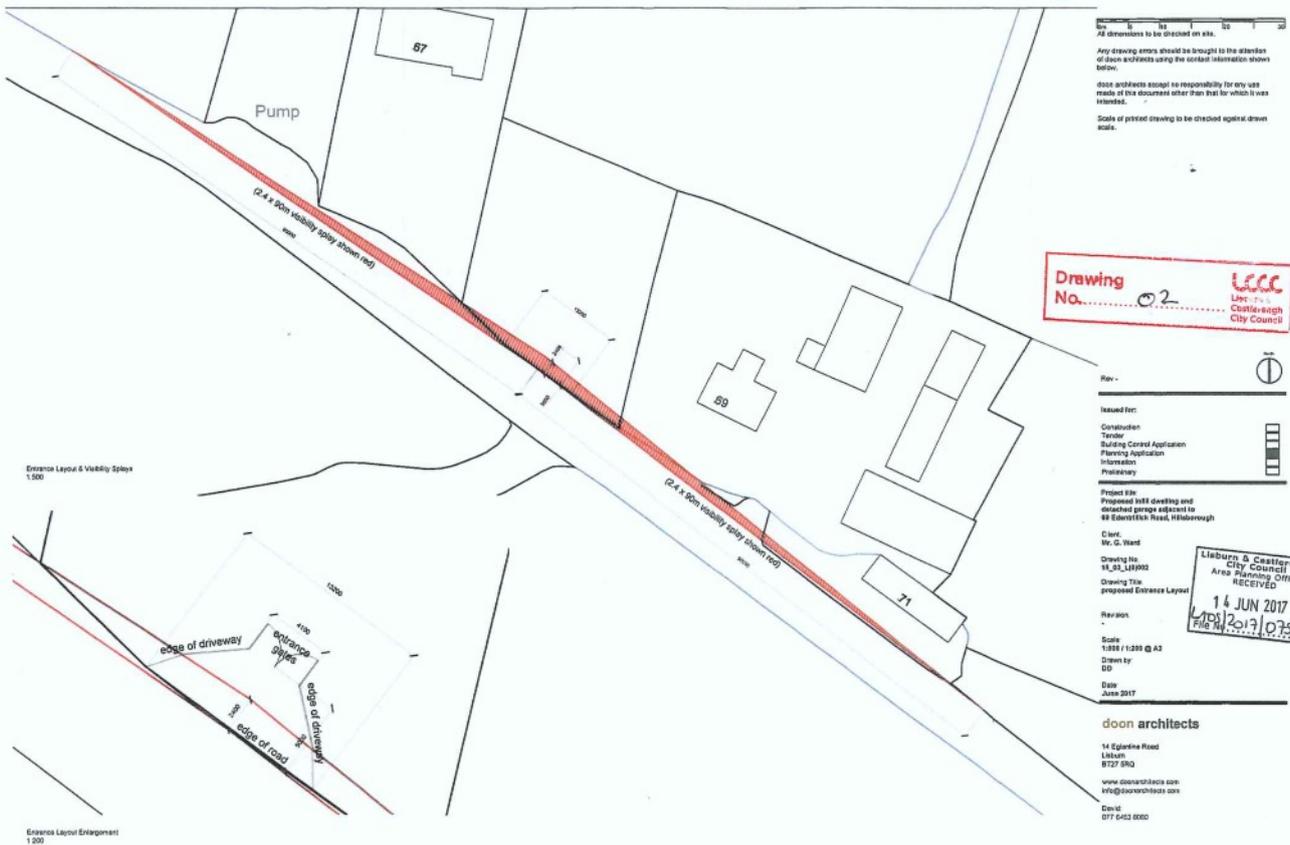
**Proposed Ground Floor Plan
1:100**



**Proposed Site Plan & Ground Levels
1:200**



**Proposed Site Section A-A
1:200**



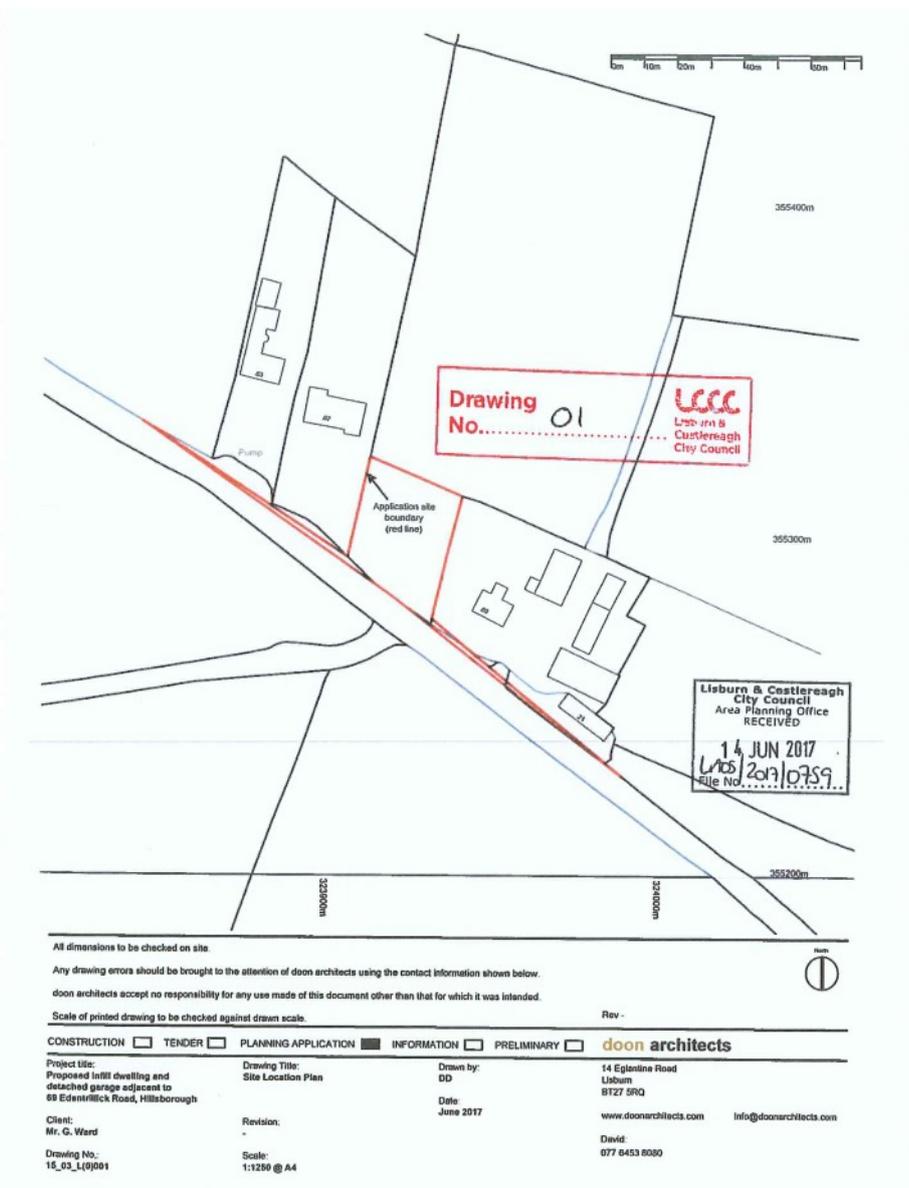
Drawing No. 02
 LCCC
 Lisburn & Castlereagh City Council

Rev -
 Issued for:
 Consultation
 Tender
 Building Control Application
 Planning Application
 Information
 Preliminary

Project title:
 Proposed infill dwelling and detached garage adjacent to 68 Edenrick Road, Hillsborough
 Client:
 Mr. G. Ward
 Drawing No.
 15_03_14000
 Drawing Title
 proposed Entrance Layout
 Revision
 Scale
 1:1250 @ A3
 Drawn by
 DD
 Date
 June 2017

Lisburn & Castlereagh City Council
 Area Planning Office
 RECEIVED
 14 JUN 2017
 File No. 2017/0759

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 info@doonarchitects.com
 David
 077 6453 8080



Drawing No. 01
 LCCC
 Lisburn & Castlereagh City Council

Lisburn & Castlereagh City Council
 Area Planning Office
 RECEIVED
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All dimensions to be checked on site.
 Any drawing errors should be brought to the attention of doon architects using the contact information shown below.
 doon architects accept no responsibility for any use made of this document other than that for which it was intended.
 Scale of printed drawing to be checked against drawn scale.

CONSTRUCTION TENDER PLANNING APPLICATION INFORMATION PRELIMINARY doon architects
 Project title:
 Proposed infill dwelling and detached garage adjacent to 68 Edenrick Road, Hillsborough
 Drawing Title:
 Site Location Plan
 Drawn by:
 DD
 Date:
 June 2017
 Client:
 Mr. G. Ward
 Drawing No.:
 15_03_14000
 Revision:
 -
 Scale:
 1:1250 @ A4
 14 Eglantine Road
 Lisburn
 BT27 5RQ
 www.doonarchitects.com
 info@doonarchitects.com
 David
 077 6453 8080



APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA05/2017/0759/RM**

Date of Application: **14th June 2017**

Site of Proposed
Development:

**Land to west of 69 Edentrillick Road
Hillsborough**

Description of Proposal:

**Infill site under CTY 8 for two storey dwelling and detached
garage**

Applicant:

Agent: **David Doherty**

Address:

Address: **14 Eglantine Road
Lisburn
BT27 5RQ**

Drawing Ref: **01, 02 & 03**

Outline Application Number: **LA05/2015/0497/O**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-

Location:

Coming along Edentrillick Road from the Dromore Road, go past the turn off for Edentrillick Hill. 67a is located past this on the left hand side.

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No's. 02 and 03 date stamped 14 Jun 2017 and 14 July 2017 respectively, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

3. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

4. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicants' expense.

Reason: In the interest of road safety and the convenience of road users.

5. The dwelling hereby permitted shall not be occupied until parking/hard standing has been provided and permanently retained in accordance with the approved drawing. Drawing No. 03 date stamped 14 July 2017.

Reason: To ensure that adequate provision has been made for parking.

6. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the dwelling in accordance with drawing no. 03 date stamped 14th July 2017.

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

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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