





ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Northern Ireland

13 Sheepland Road, Downpatrick, BT30 7SN

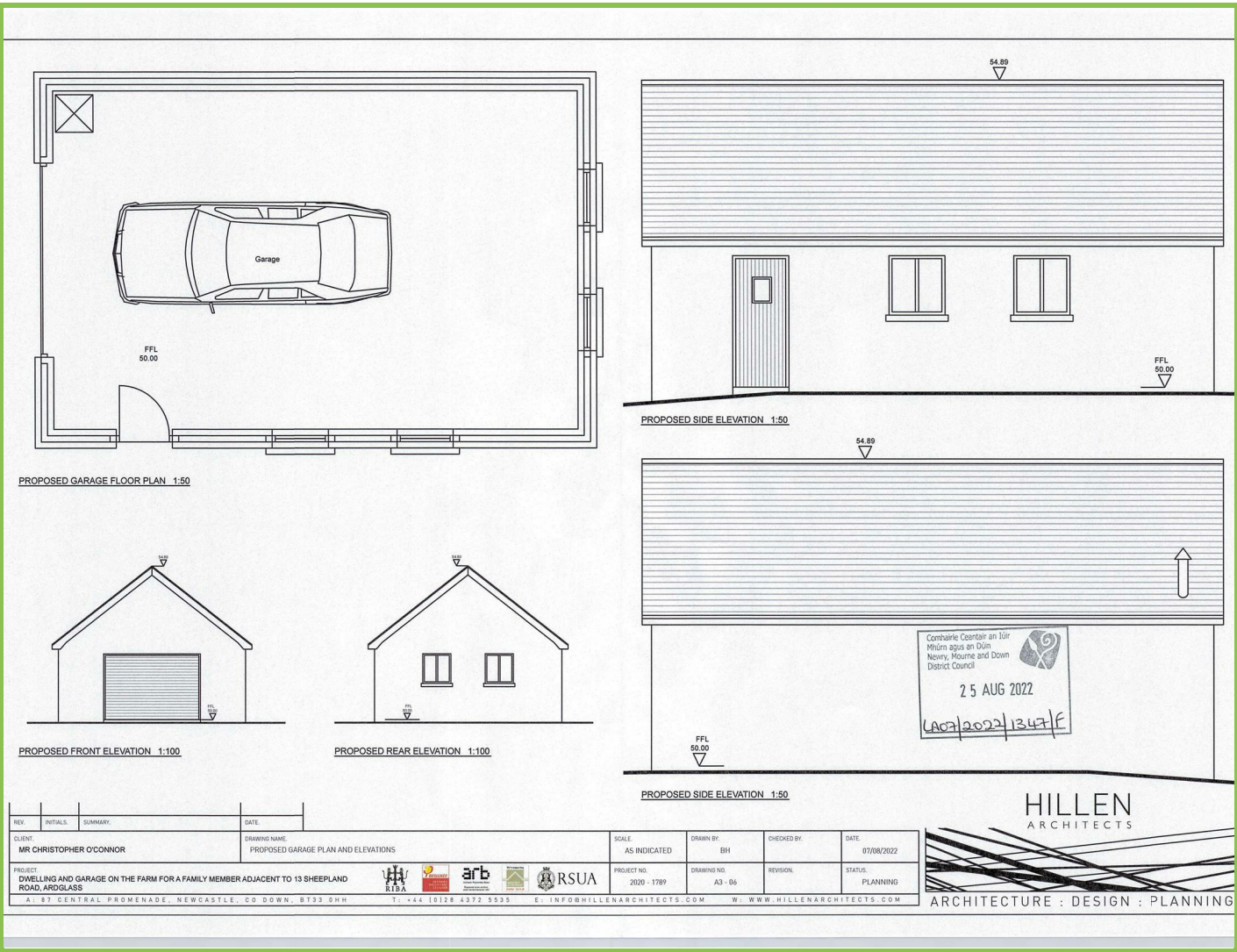
Offers Around £200,000

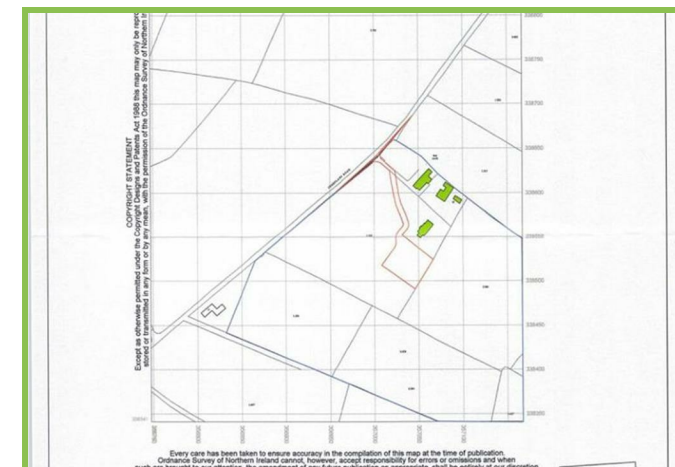
13 Sheepland Road, Downpatrick, BT30 7SN

An outstanding building site at Sheepland Road, Ardglass

This very special building site of circa 0.5 acres enjoys uninterrupted Irish Sea views with the Isle of Mann framed on the horizon. Planning permission has been approved for a detached bungalow under reference LA07/2022/1347/F with specific conditions as per attached permission.

There are services adjacent to the site.





PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2022/1347/F**
Date of Application: **25 August 2022**

Site of Proposed Development: **30m South of 13 Sheepland Road, Ardglass.**

Description of Proposal: **Dwelling and Garage on a Farm**

Applicant: Christopher O'Connor
Address: 13 Sheepland Road
Ardglass

Agent: Hillen Architects LTD
Address: 87 Central Promenade
Newcastle
Co Down
BT33 0HH

Drawing Ref: **A3-01,A3-03,A3-04,A3-05 and A3-06**

3. During the first available planting season after the occupation of the building for its permitted use, all new boundaries shall be defined by a post and wire fence with a native species hedgerow planted on the inside.

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

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance within the Proposed Site Layout Plan, Drawing No.A3-04 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.

5. 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.

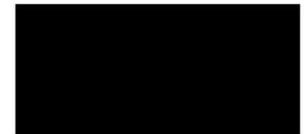
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Informatives

1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1997 to maintain the access to the dwelling in a satisfactory condition at all times.

Dated: 21 July 2023

Authorised Officer:



Please note we have not tested the services or systems in this property.
Purchasers should make/commission their own
inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

Unit 7 49-51 Market Street
Downpatrick
County Down
BT30 6LR

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515