



G/25/042

**FOR SALE
TIERKELLY HILL ROAD
BALLYRONEY
BANBRIDGE**

**EXCELLENT DEVELOPMENT SITE WITH FULL PLANNING PERMISSION ON
APPROX 1.5 ACRES FOR SALE**



An exciting opportunity to acquire a prime development site with full planning consent for 5 units. Planning consents the erection of 2 semi detached and 3 detached dwelling.

GUIDE PRICE:- Offers Over £175,000

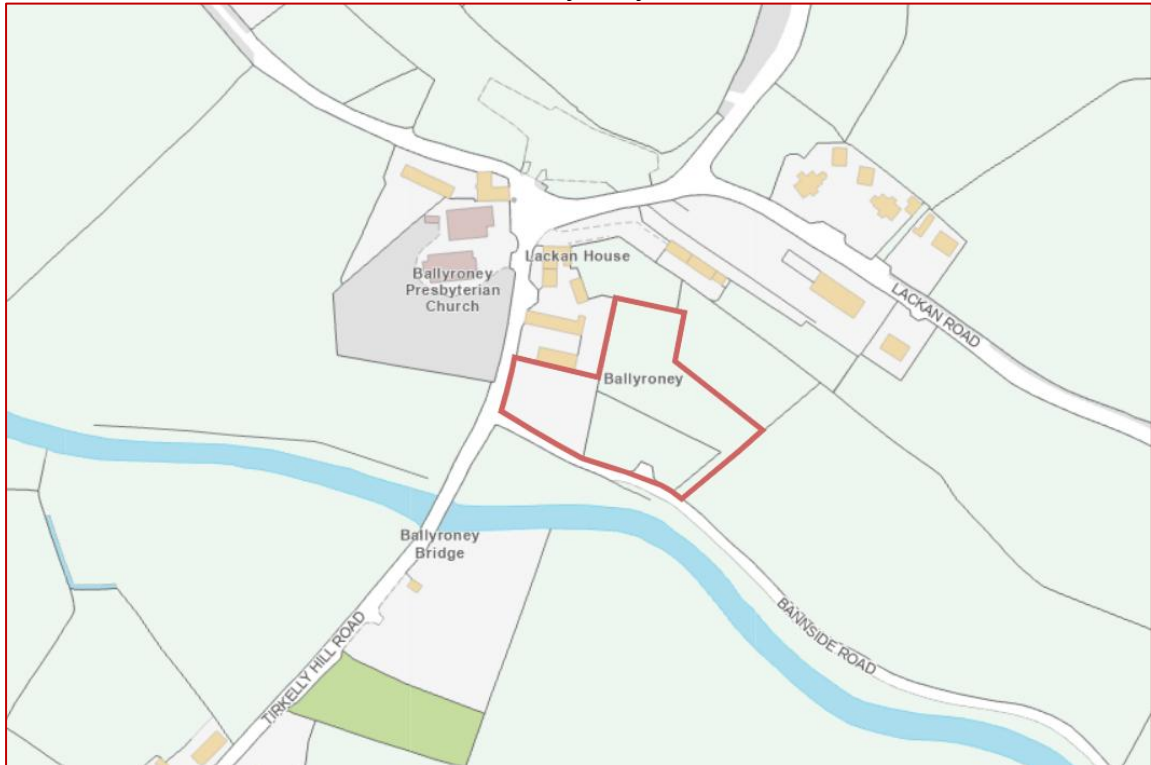
(028) 302 66811
www.bestpropertyservices.com

BESTPROPERTYSERVICES (NI) LTD
108 Hill Street, Newry, Co Down,
BT34 1BT
e-mail – info@bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Ballyroney take the Tierkelly Road and turn left onto the Bannside road and the lands in sale are located immediately on your left.



❑ PLANNING

Full Planning Consent was granted in November 2024.

The site extends to approximately 1.5 acres. Full Planning ref: LA08/2020/1133/F has been granted for the erection of 5 residential dwellings with associated site works.

This includes:-

- 3 detached houses
- 2 semi-detached houses

Each dwelling will have their own septic tank & soakaway within the boundaries as indicated on the site plan.

Intending purchasers are advised to seek their own independent advice on the planning.

❑ RIGHT OF ACCESS

The vendor prefers to retain a right of access over the proposed development road to a plot of land beyond the proposed hammerhead extending approximately 0.6 acres.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ TITLE

The lands are comprised within part of folio 33039 Co. Down (Part B).

❑ VIEWING

By inspection at any time.



❑ VENDOR'S SOLICITOR

Fisher & Fisher, 1 Newry Street Rathfriland, BT34 5PY
law@ffsolicitors.com

❏ GUIDE PRICE

Offers Over £175,000

Contact

Garry Best

garry@bestpropertyservices.com
02830254964

James Rice

james@bestpropertyservices.com
02830254973

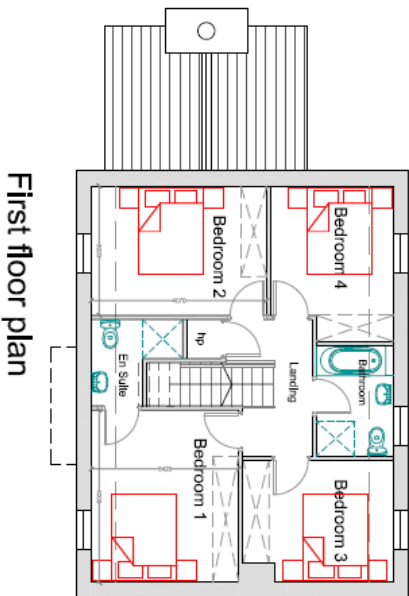
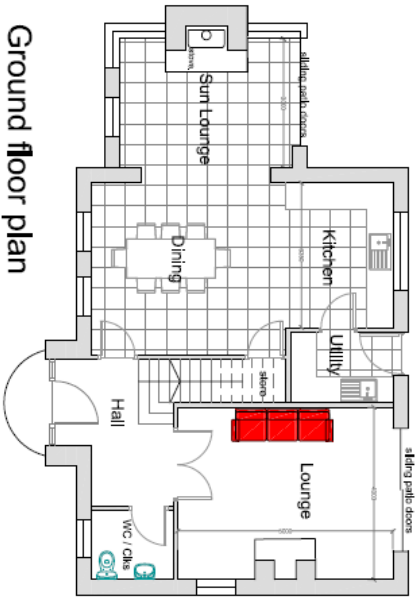
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DRAWINGS & ELEVATIONS



Ground floor plan
Detached - plot 1
144 sq m / 1550 sq ft

First floor plan

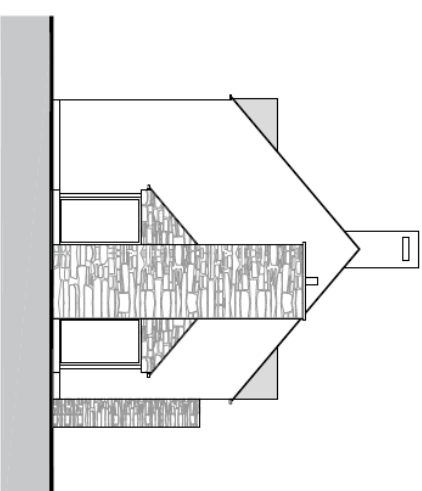
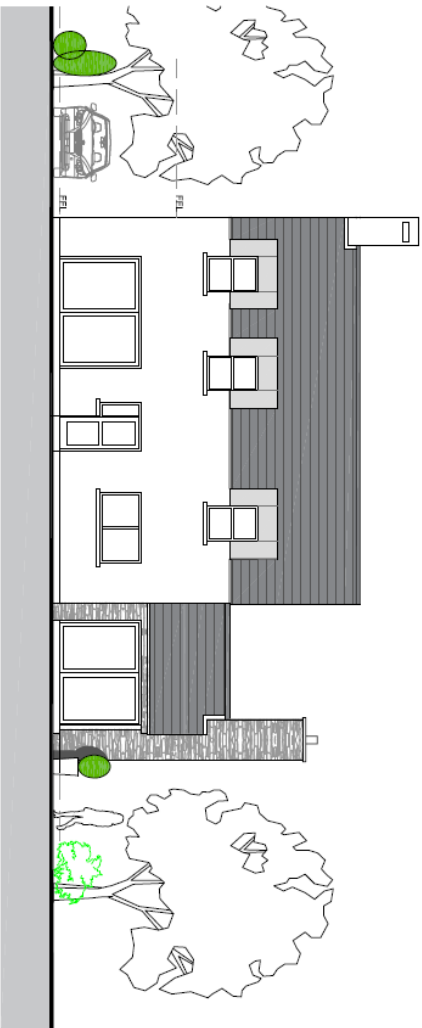
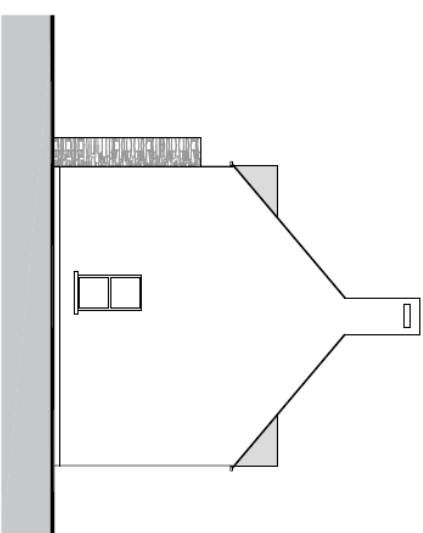
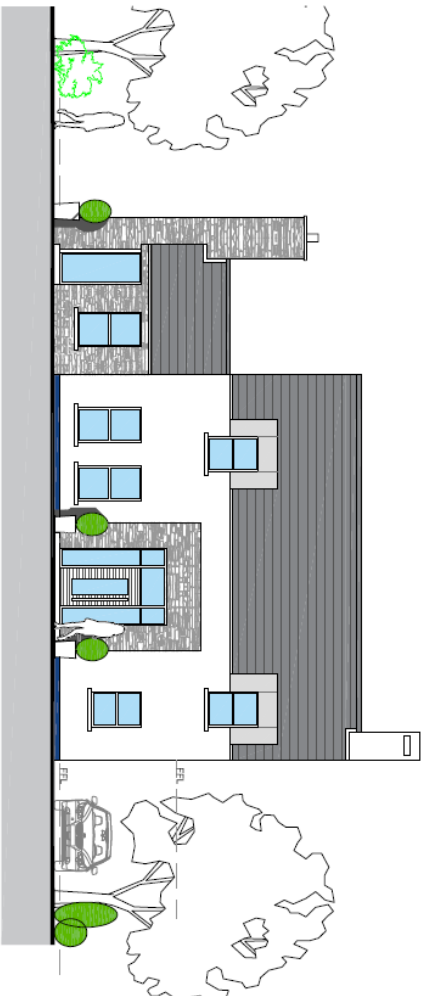
AMENDMENT	A. New Amends (28.10.21)

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PROJECT	RESIDENTIAL DEVELOPMENT, BARNBER ROAD, THIRLEY ROAD, BALLYMONEY				
CLIENT	MR. J. J. J. J. J.				
DRAWING	PROPOSED PLAN - PLOT 1				
DRAWING NUMBER	422 CL (80) 10	DATE	20/07/20	SCALE	1:100
AMENDMENT	A			DRAWN BY	JH
				CK	AM

ANDREW NESBITT architects
CANNIBAL STUDIO
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Front Elevation

Side Elevation 1

Rear Elevation

Side Elevation 2

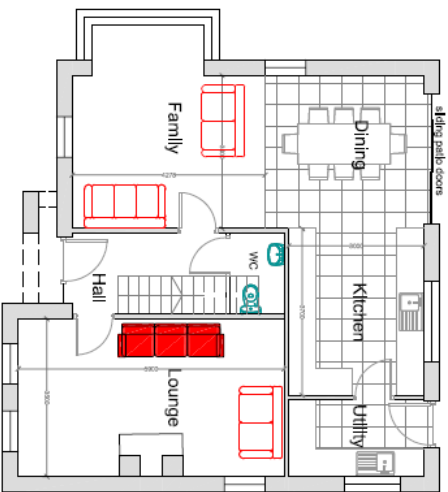
PLOT 1
finishes schedule
Roof - black / dark grey concrete tile / slate
- Trocal (CEA) single ply membrane to dormer windows
Walls - render finish with stone to front porch & sun lounge
- engineering blue brick plinth
Rainwater goods - black

AMENDMENT	A. (Minor Amendments (28 to 27))

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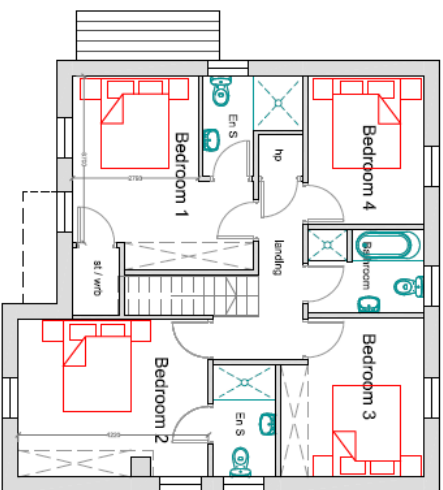
ANDREW NESBITT architects			
PROJECT	RESIDENTIAL DEVELOPMENT	BARBER ROAD / THIRLEY ROAD, BALMONEY	
CLIENT	MR JAMES		LEBAN, ALL
PHASES	PROPOSED EXTERIOR + GOLF		
DRAWING NUMBER	422.0.001.1	DATE	20/07/06
		SHEET	1/10
DRAWING BY		DATE	20/07/06
APPROVED BY		DATE	20/07/06





Ground floor plan

Detached - plots 2 & 3
150 sq m / 1615 sq ft



First floor plan

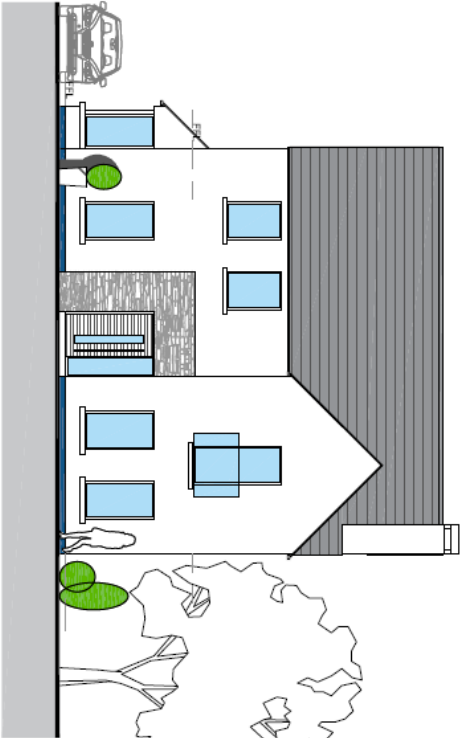
AMENDMENT	A	17/07/20	JH

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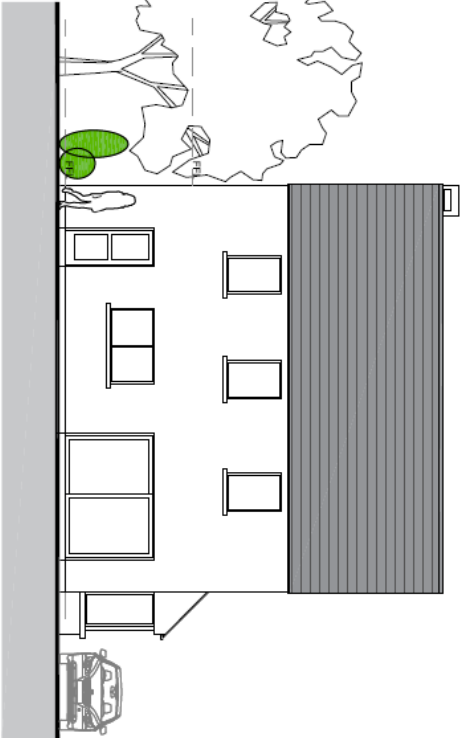
PROJECT	RESIDENTIAL DEVELOPMENT, BARRIDGE ROAD / TRINELLY ROAD, BALLYMONEY		
CLIENT	MR. J. MARK		
DRAWING	PROPOSED PLANE - PLOTS 2 & 3		
DRAWING NUMBER	422 CL 1001 12	DATE	20/07/20
AMENDMENT	A	SCALE	1:100
		DRAWN BY	JH
		CHK	JH



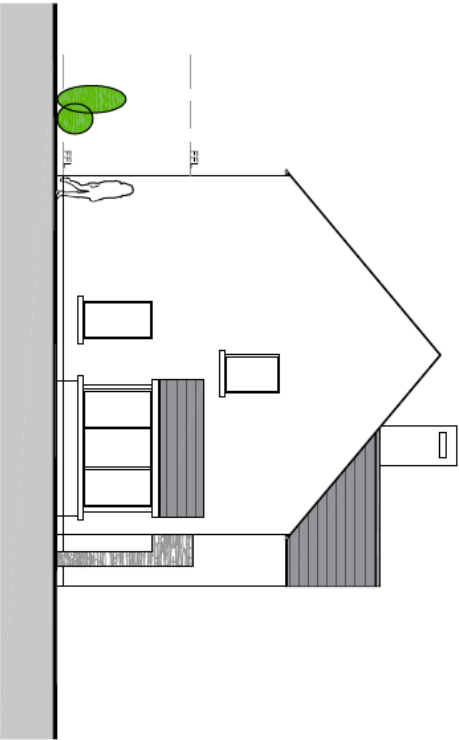
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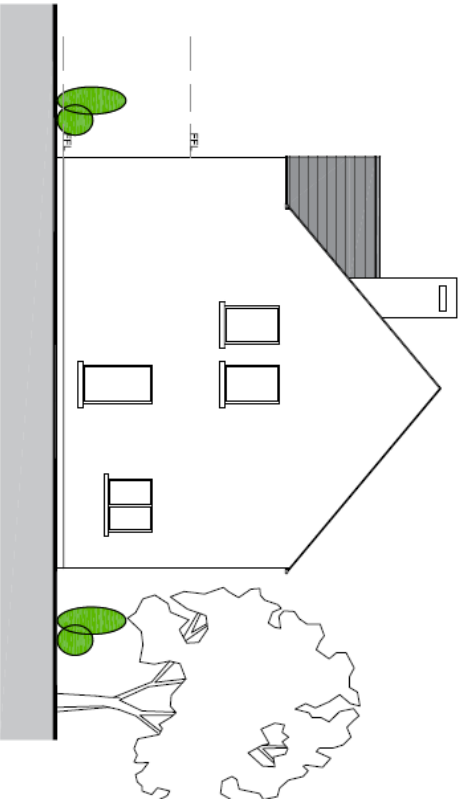
Front Elevation



Rear Elevation



Side Elevation 1



Side Elevation 2

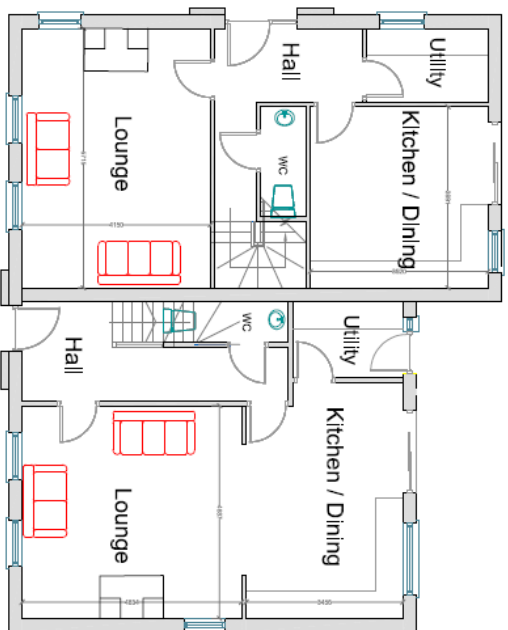
LOTS 2 & 3
finishes schedule
Roof - black / dark grey concrete tile / slate
Walls - render finish with stone to front porch
- engineering blue brick plinth
Rainwater goods - black

AMENDMENT	A. Where Amended (28 to 27) JH

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PROJECT	RESIDENTIAL DEVELOPMENT, JAWHIRE ROAD / THIRRELLY ROAD, BALLYMONEY
CLIENT	MIR JAWAK
DRAWING	PROPOSED ELEVATIONS • LOTS 2 & 3
DRAWING NUMBER	422 CL 08013
DATE	2007/20
SCALE	1:100
DRAWN BY	JH
AMENDMENT	A
CHK	JH

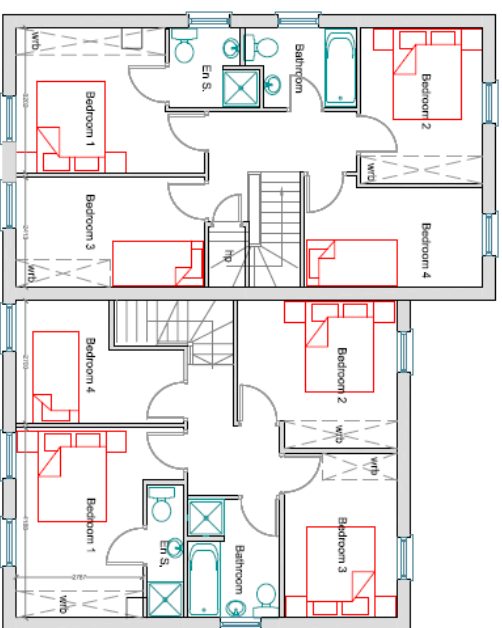
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Ground floor plan

PLOT 4

PLOT 5



First floor plan

PLOT 4

PLOT 5

plots 4 - 4 bed Semi Det
116 sq m / 1248 sq ft

plot 5 - 4 bed Semi Det
116 sq m / 1248 sq ft

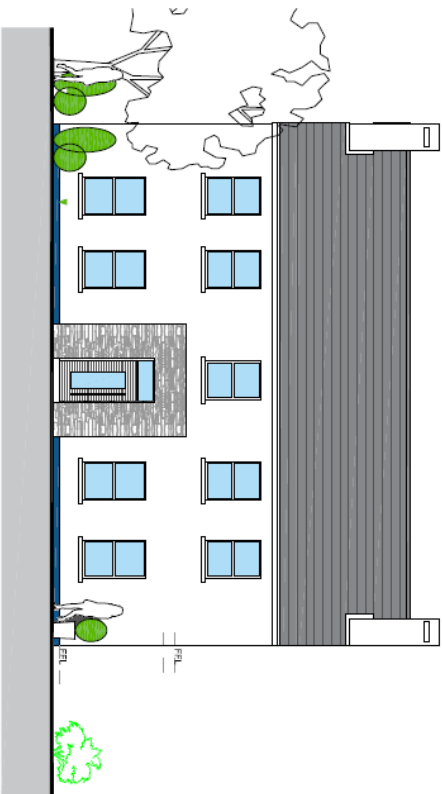
AMENDMENT	A. Minor amendments to plan of plot 4 (06/09/20) JH
	B. Minor Amendments (08/10/21) JH

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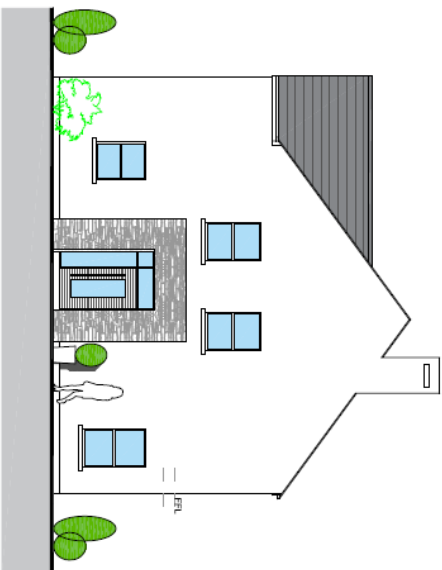
PROJECT	RESIDENTIAL DEVELOPMENT - GARNAGE ROAD / THRELBY ROAD BALLYMONEY				
CLIENT	MR J. JARAK				
DRAWING	PROPOSED PLANS - PLOTS 4 & 5				
DRAWING NUMBER	422 CL 001-4	DATE	20/07/20	SCALE	1:100
AMENDMENT	B			DRAWN BY	JH
				CHK	JH



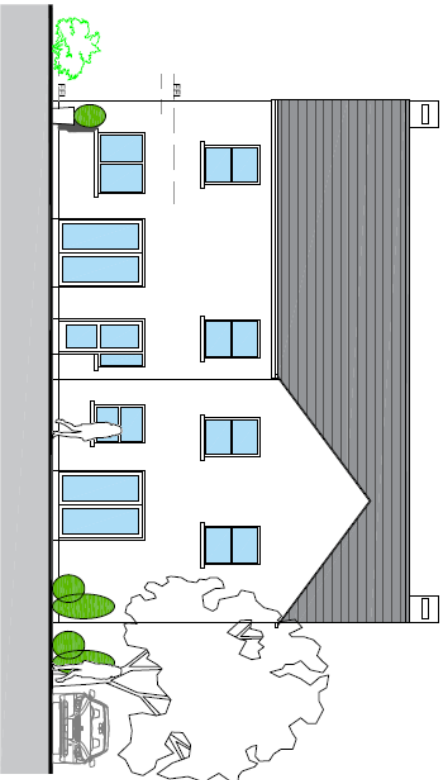
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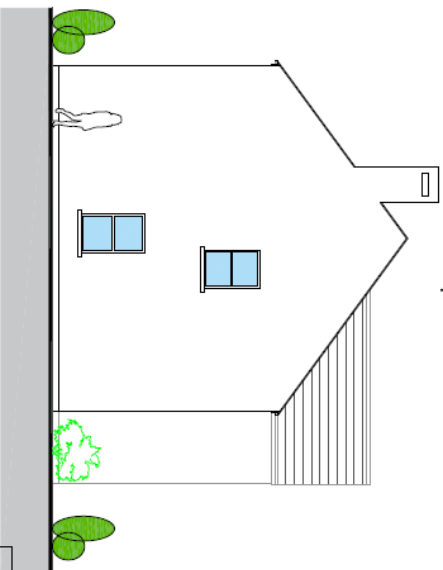
Front Elevation



Side Elevation - plot 4



Rear Elevation



Side Elevation - plot 5

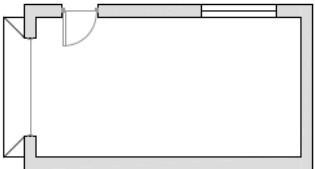
PLOTS 4 & 5
Finishes schedule
Roof - black / dark grey concrete tile / slate
Walls - render finish with stone to porches
- engineering blue brick plinth
Ratwater goods - black

AMENDMENT	A. Minor amendments to rear elevation of plot 1 (04.09.20) JH
	B. Minor Amendments (20.10.21) JH

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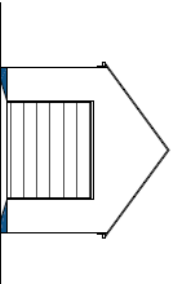
PROJECT	RESIDENTIAL DEVELOPMENT, BARNHURST ROAD/ TRINGELLY ROAD, BALLINACREARY
CLIENT	MRS J. LAMON
DRAWING	PROPOSED ELEVATIONS - PLOTS 4 & 5
DRAWING NUMBER	452 CL 08015
DATE	20/07/20
SCALE	1:100
DRAWN BY	JH
CHECKED BY	JH

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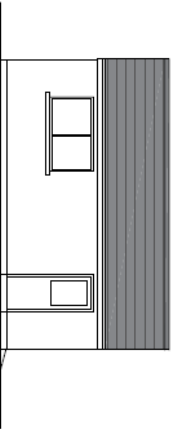


Plan

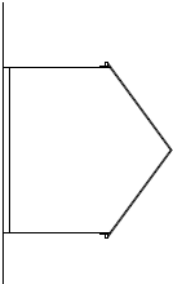
- finishes schedule**
- Roof - black / dark grey concrete tile / slate
 - Walls - render finish
 - engineering blue brick plinth
 - Rainwater goods - black



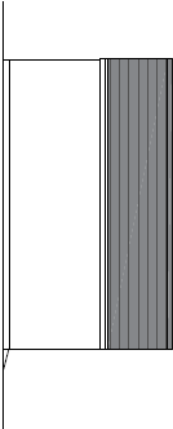
Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2

AMENDMENT	A Change 1 added (28/12/19) AM

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PROJECT	RESIDENTIAL DEVELOPMENT, JANNIDE ROAD / TROBELY ROAD, BALLYMCKEEV						
CLIENT	MR JAMAK						
DRAWING	GARAGE PLAN & ELEVATION						
DRAWING NUMBER	422 CL 001/18	DATE	2007/20	SCALE	1:100	DRAWN BY	JH
AMENDMENT	A					CHK	AM

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