

Site Adj. to 151 Lisnevenagh Road, Antrim, BT41 2JU



**PRICE Offers Over
£80,000**

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

This is a superb opportunity to purchase a mature building site with full planning permission for a four bedroom detached house, double garage to the basement and additional detached "studio" in the garden. Set in a semi-rural location with excellent sun orientation and views to the rear but offering easy access to the Lisnevenagh Road for those commuting to Ballymena, Antrim town, Antrim Area Hospital or Belfast via the M2 motorway.

Thoughtfully designed by the highly regarded "Arc Design" architectural practice this stunningly beautiful property combines a tasteful traditional aesthetic to the front elevation with a much more modern twist to the rear making this a quality home that transcends both the traditional and contemporary world of old and new.

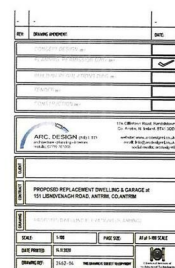
With the main body of the property arranged over three floors it offers four well proportioned bedrooms, all with access to ensuite facilities and cleverly designed to future proof the home for multi-generational living if required. With the property boasting a ground floor bedroom with ensuite and two of the first floor bedrooms sharing a "Jack 'n Jill" ensuite, while the principle bedroom not only has a private ensuite facility but uniquely has a fixed staircase to a third floor fully dedicated as a dressing room. The contemporary theme runs throughout the internal layout with the mostly glazed connecting rear hall providing access to the generous utility room and steps down to the large open plan kitchen with informal living and dining area complete with vaulted ceiling, a huge expanse of glass walling, sliding patio doors and feature corner windows. Extending to just over 4,000 Sq.Ft. plus the separate garden studio at 495 Sq.Ft. all nestled in a mature plot of Circa 0.25 acre, this site provides an excellent opportunity for those wishing to express themselves and create a home for life.

PLEASE NOTE; PURCHASER MAY APPLY FOR ALTERNATIVE PLANNING FOR A SMALLER PROPERTY.

Early viewing strongly recommended

FEATURES

- Detached house with lower level garaging and garden studio
- Spacious entrance hall with walk-in cloaks room and staircase to first floor
- Large lounge with feature corner window and sliding patio doors
- Mostly glazed "link" with dual external doors, access to utility and ground floor W/C and steps down to;
- Open plan kitchen, living and dining room with vaulted ceiling, large corner window and large format sliding patio doors
- Internal staircase to ground floor lobby, store room, large double garage and W/C
- Four well proportioned bedrooms to include ground floor bedroom with bay window / All with ensuite / Principle with extensive dressing room
- Generous site with driveway to lower parking area and gardens
- Garden studio with feature arched window / Attached garden store



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2020/0829/F**

Date of Application: **24th November 2020**

Site of Proposed
Development:

**151 Lisnevenagh Road
Tavnaghmore
Antrim**

Description of Proposal:

**Replacement dwelling with integral garage, site works and
new access**

Applicant: [REDACTED]

Agent: Arc. Design (NI) Ltd

Address: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Address: 17A Gillistown Road
Randalstown
BT41 3QD

Drawing Ref: 01/A, 02, 03, 04, 05, 06, 07/1

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS 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:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan, Drawing Ref: 01A, date stamped received 4th February 2021, is demolished, and all rubble and foundations have been removed.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Ref: 01/A, date stamped received 4th February 2021, 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.

4. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary.

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

5. The existing trees along the northern, eastern and western boundaries of the site as indicated edged orange on the approved plan, Drawing Ref: 01A, date stamped received 4th February 2021, shall be retained at a minimum height of 3 metres and shall be allowed to grow on unless otherwise agreed in writing with the Council prior to any changes to the trees occurring.

Reason: To ensure the maintenance of screening to the site.

6. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

7. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

8. The external stonework of the dwelling and outbuilding shall be locally sourced basalt.

Reason: In order to ensure the stone is in keeping with this area of countryside.

9. The wood cladding of the dwelling shall be hardwood cedar cladding.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
4. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
5. The applicant should ensure that due consideration is given to the design and orientation of the proposed dwelling to ensure that the potential for an adverse impact on amenity from road traffic noise is minimised. The applicant may wish to increase acoustic performance of the building elements, such as glazing, to reduce noise from road traffic.
6. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
7. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Section Engineer whose address is Crown Buildings, 20 Castle Street, Antrim, BT41 4JE. A monetary deposit will be required to cover works on the public road.

8. All construction plant and materials shall be stored within the curtilage of the site.
9. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

Dated: 24th June 2021

Authorised Officer



IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note none of the services or appliances have been tested at this property.
All maps and drawings are for reference purposes only and are not to scale.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.