

63 Old Cullybackey Road, Ballymena, BT43 5JR



PRICE Offers Over £495,000

This is an incredibly rare opportunity to purchase an elegant two storey four bedroom detached house (in need of some updating) with three reception rooms, large conservatory, spacious rear hall and ground floor shower room with W/C to compliment the first floor bathroom and all occupying a mature, elevated site on the outskirts of Ballymena town centre yet within easy access of all local amenities and in particular Carniny Primary School for those with young children.

With the house, yard, front paddock and surrounding field occupying a total area of circa 2.9 acres, this property is ideally suited to anyone with an equestrian interest or a desire to plant woodland together with those who just want to secure their privacy and enjoy the surrounding nature.

Although the property is being offered to the market as a private home it should also be noted that a portion of the site has obtained outline planning permission with a concept plan for up to 14 residential units in the form of 8 detached and 6 semi-detached two storey properties. Please note, this would require the demolition of the existing property.

The outline planning permission was granted on 15th February, 2024 and the full details may be found on the NI Planning Portal under Application No; LA02/2023/2040/O.

>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



FEATURES

- Entrance hall with staircase to first floor / Understair storage
- Living room 14'2 x 13'4 with open fire and access to;
- Conservatory 16'1 x 9'11 with PVC double glazed windows
- Lounge 21'2 x 12'1 with open fire and glazed door with matching sidelights to spacious rear hall
- Kitchen with informal dining area 16'10 x 13'10 with full range of line effect high and low level units / Integrated oven, hob and deep fat fryer / In-situ table with bench seating
- Separate dining room 12'7 x 10'6 / Ground floor shower room with coloured suite to include fully tiled shower cubicle and low flush W/C
- Three quarter and full first floor landings / Four well proportioned double bedrooms / All with built-in wardrobes / Bathroom with coloured suite to include panel bath and low flush W/C
- Mostly hardwood double glazed windows / Oil-fired central heating / Large site with the house and yard sitting on just under 1/2 acre plus a front paddock of circa 1/3 acre / Adjoining field 2.47 acres
- Range of extensive outbuildings to include detached garage, large block built store, attached stone shed and separate wood store
- Outline planning permission LA02/2023/2040 with concept plan for up to 14 units

ACCOMMODATION

Hard wood double glazed entrance door and sidelights to:

ENTRANCE HALL

Stair case to first floor with mahogany moulded handrail and painted turned balustrade. Under stair storage.

LIVING ROOM 14'2 x 13'4 (4.32m x 4.06m)

Open fire with feature wooden fire surround, tiled inset and hearth. Corniced ceiling. Two double radiators. Hard wood single glazed door to:

CONSERVATORY 16'1 x 9'11 (4.90m x 3.02m)

PVC double glazed windows and door. Perspex anti-glare roof. Fully tiled floor. Twin wall light points. Single radiator.

LOUNGE 21'2 x 12'1 (6.45m x 3.68m)

Open fire with tiled surround and hearth. Two double radiators. Glazed door and matching side light to:

REAR HALL 15'8 x 6'6 (4.78m x 1.98m)

Fully tiled floor. Single radiator. Hard wood double glazed door and matching side light to rear.

KITCHEN INTO INFORMAL DINING 16'10 x 13'10 (5.13m x 4.22m)

Full range of linen effect high and low level units with wood trim, open shelving and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring hob and low level combination oven and grill. Separate mid level oven and grill. Integrated deep fat fryer. Space for fridge. Plumbed for dishwasher. In-situ table with bench seating to either side. Fully tiled floor and walls. Dual aspect windows. Wood strip ceiling. Double radiator.

DINING ROOM 12'7 x 10'6 (3.84m x 3.20m)

Double radiator.

GROUND FLOOR SHOWER ROOM 13'3 x 6'6 (4.04m x 1.98m)

Pampas coloured suite comprising low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with thermostatic unit and sliding cubicle door. Double doors to linen cupboard. Fully tiled walls. Hard wood single glazed window. Single radiator.

FIRST FLOOR THREE QUARTER LANDING

Step up to bedroom 3. Stairs up to full landing.

BATHROOM 8'0 x 7'3 (2.44m x 2.21m)

Green coloured suite comprising panelled bath with telephone hand shower attachment, low flush W/C and pedestal wash hand basin. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Additional storage cupboard. Fully tiled walls. Single heated towel radiator.

BEDROOM 4 11'4 x 7'11 (3.45m x 2.41m)

Double doors to built-in wardrobes. Single radiator.

FULL LANDING

Access to loft.

BEDROOM 1 13'10 x 12'10 (4.22m x 3.91m)

into built-in wardrobes with overhead lockers. Dual aspect windows. Double radiator.

BEDROOM 2 12'10 x 11'0 (3.91m x 3.35m)

into built-in wardrobe with double doors and overhead lockers. Drawer set. Double radiator.

BEDROOM 3 12'10 x 9'9 (3.91m x 2.97m)

into full wall of built-in wardrobes. Double radiator.

OUTSIDE

Pavier brick drive to extensive parking to rear of property.

Double sliding doors to:

DETACHED GARAGE 18'8 x 17'0 (5.69m x 5.18m)

Oil fired boiler. Power and light. Ladder to fully floored loft storage above. 18'8 X 17'0

ATTACHED STONE BUILT SHED**LARGE STORE 30'0 x 15'0 (9.14m x 4.57m)**

(approximately) Roller shutter door to front and pedestrian side door.

Two PVC oil tanks.

BLOCK BUILT WOOD STORE 8'1 x 8'0 (2.46m x 2.44m)

Block built. Flat roof. Wooden door. Glazed window.

SURROUNDING LAND & PADDOCK

The house sits on 0.4 acres of garden and yard with extensive parking, garaging and range of outbuildings surrounded by mature trees and well stocked borders. There is additional land arranged in a front paddock and surrounding field extending to a total of circa 2.5 acres.

Outline planning exists for residential development on the land occupied by the house, the paddock and a portion of the field. Planning Reference Number; LA02/2023/2040/O grants outline planning with a concept layout for a total of 14 units made up of 8 detached houses and 6 semi-detached houses. Any purchaser wishing to develop the site should satisfy themselves in relation to foul waste disposal.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.







OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA02/2023/2040/O**

Date of Application: **14 December 2023**

Site of Proposed Development: **63 Old Cullybackey Road, Ballymena, BT43 5JR**

Description of Proposal: **Housing Development**

Applicant: George Stirling
Address: 63 Old Cullybackey Road
Ballymena
BT43 5JR

Agent: Brian Russell
Address: 148 Lismurn Park
Antrim
Borough Council BT42 1JW

Drawing Ref: 01

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:

1. 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:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. 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.

6. The vehicular access, including visibility splays and any forward sight line shall be provided in accordance with the approved plans, prior to the commencement/occupation/operation of any works or 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 levels 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.

7. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

REASON: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980.

8. At Reserved Matters Stage a 2.0m Footway must be provided along site frontage tying in at Carniny PS .

REASON: To ensure the provision of a proper, safe and convenient means of access to the site and to meet the needs of the development in the interests of road safety and the convenience of road users.

9. At Reserved Matters stage plans shall be submitted indicating 20% of the total number of residential units for affordable housing purposes designed to DfC Housing Association Guide Standards in accordance with the requirements to be agreed with NIHE.

Reason: To ensure the provision of affordable housing units in Ballymena and to comply with Policy HOU5 of the Mid and East Antrim Borough Council Local Development Plan 2030 – Plan Strategy.

2. 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 called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The existing natural screenings of the site to all boundaries shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

5. The existing natural screenings of this site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

10. The applicant is requested to demonstrate via the submission of a noise impact assessment at the reserved matters application stage that noise levels acting upon the proposed development will not result in undue disturbance to future residents.

Reason: Amenity of residents

11. No development shall take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

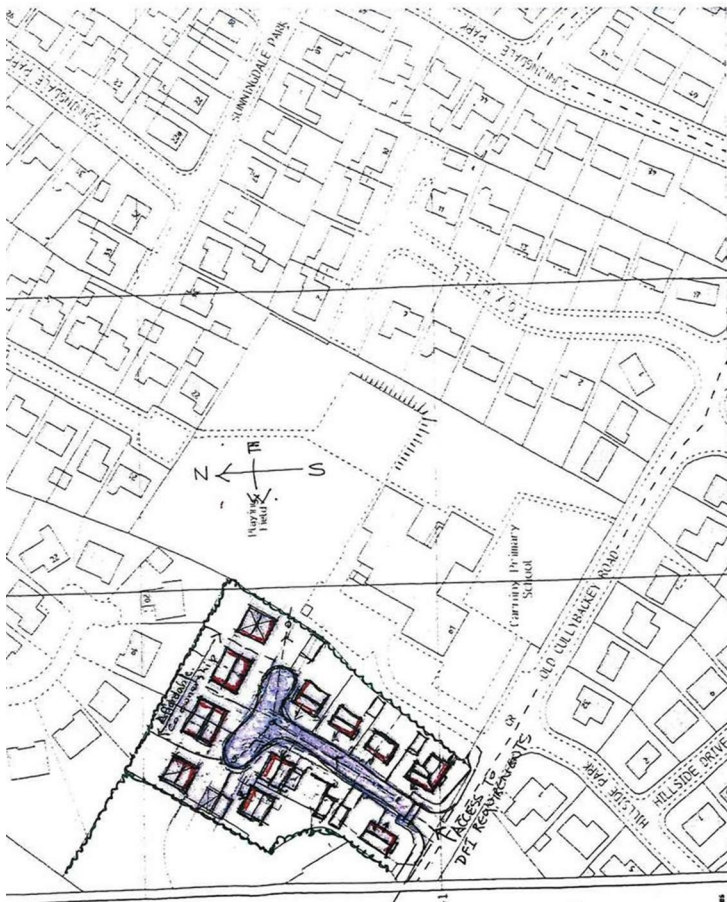
Reason: To ensure protection to the aquatic environment.

Informatives

1. 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.
2. 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.

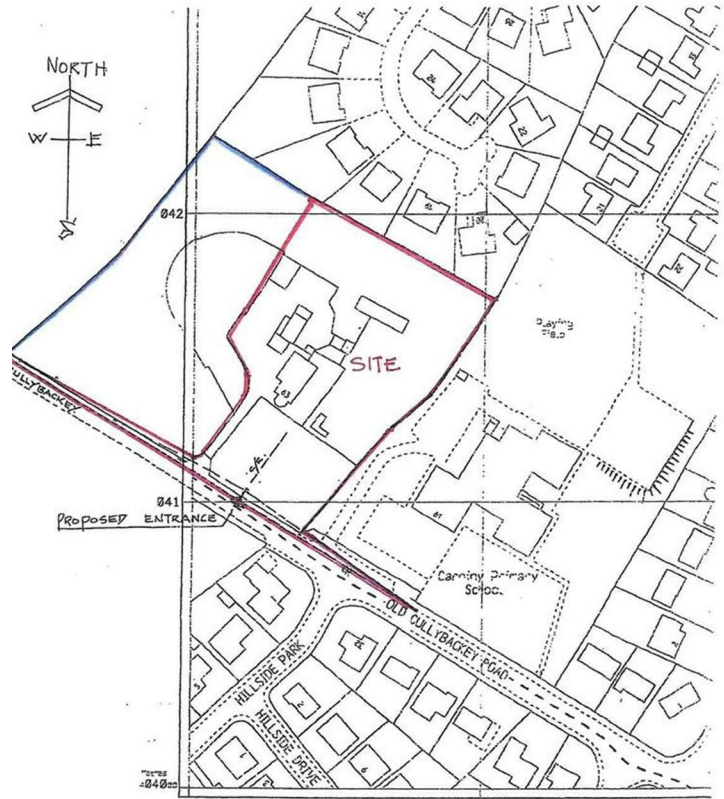
Dated: 15th February 2024

Authorised Officer: 



CONCEPT LAYOUT
 AT. OLD CULLYBACKEY ROAD,
 BALLYMENA
 FOR: MR. GEORGE STIRLING.

SCALE 1/1250
 DATE: OCT '23
 20-JAN-2004 08:45:46



scale 1:1250

PLAN 067-03SE3

PROJECT : HOUSING DEVELOPMENT
 AT. 63 OLD CULLYBACKEY ROAD, BALLYMENA
 CLIENT : MR. G. STIRLING

ORDNANCE SURVEY
 MAPS FOR NORTHERN IRELAND

Metres
 Feet :

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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