

Tel: 028 9187 8956
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Tim Martin

AUCTIONEERS • ESTATE AGENTS • VALUERS

FREEHOLD BUILDING SITE

Situated To the Rear Of

56 Magheratimpany Road Spa Ballynahinch

An opportunity exists to acquire this freehold building site extending to about ½ an acre, situated in a pleasing rural location, convenient to The Spa, Ballynahinch and Drumaness.

The site, approached via a short, shared concrete drive, has received Reserved Matters planning permission for a 2077ft² detached bungalow. Foundations have now been dug, concreted and approved by building control.

With a much depleted stock of rural building sites available to the market this site is realistically priced.

SERVICES: Mains electricity, water and telephone available.

VIEWING: Anytime

LOCATION: From Ballynahinch proceed out the Newcastle road past The Millbrook Lodge Hotel. Take first right into the Ballymaglave Road and proceed about 1 mile. Turn left into the Magheratimpany Road and proceed about 1 mile. Turn right into the first lane on the right past the Cherryhill Road, then immediately right into the concrete lane. The site is located in the first field on the right hand side.



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **R/2006/0421/RM**

Date of Application: **3rd May 2006**

Site of Proposed Development: **Site to the rear of 56 Magheratimpany Road, Ballynahinch, Co Down, Bt24 8NZ**

Description of Proposal: **Proposed single storey dwelling for domestic use**

Applicant: Miss K Davey

Agent: Mr N O'Neill

Address: 52a Magheratimpany Road
Ballynahinch
BT24 8NZ

Address: 11 Bellfield
Castlewellan
BT31 9RG

Outline Application Number: R/2002/1443/O;

Drawing Ref: R/2006/0421 01, 02, 03

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-

- 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: Time limit.

2. 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 Practice. The works shall be carried out prior to the occupation of any part of the dwelling.

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DC1001MW

Downpatrick Planning Office





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

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

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

Informatives

1. Water supply not available. The nearest public water main is located in Magheratimpany Road.
2. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

3. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
4. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. 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.
6. This decision relates to planning control. The Department would advise that if the proposed works require building control only, this should be obtained from the relevant District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.
7. Obtaining a New Electricity Connection or an Alteration to the infrastructure which provides your existing supply

Now that you have been granted planning permission for your proposed development you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE 's existing equipment.

NIE may have to obtain some or all of the following to meet your requirements:

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See also Explanatory Notes attached



INVESTOR IN PEOPLE



Approval from other landowners for the new or altered infrastructure including formal agreement to wayleaves or easements,
Planning permission from the DRD Planning Service (This planning permission is entirely separate from the planning approval you have been granted for your development) and
Permission from DRD Roads Service to carry out work on public roadways

Please note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delays.

An application pack for an Electricity Supply or Alteration can be obtained by contacting 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

8. Site Safety

Works in the vicinity of NIE's electricity infrastructure, whether underground or overhead, can be dangerous.

NIE strongly advises that the safety of your works must be in accordance with: HSE Guidance Note GS6 (Avoidance of Danger from Overhead Lines) and HSE Booklet HS (G) 47 (Avoiding Danger from Underground Services).

If inadvertent contact is made with NIE's equipment, stop work immediately, advise NIE as soon as possible and keep well clear of the area until NIE has made it safe.

Further information can be found on the Health & Safety Executive website at www.hse.gov.uk or on NIE's safety website at www.niesafety.co.uk.

In an emergency NIE may be contacted on Tel: 08457 643643.

Dated: 8th November 2006

Authorised Officer

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DC1001MW

Downpatrick Planning Office





Explanatory Notes to accompany Approvals

Type of Approval	See Notes
(a) Planning Permission and Approval of Reserved Matters	1, 2, 3, 4
(b) Consent to display advertisements	1, 2, 4, 5
(c) Listed Building consent	1, 2, 4, 6

Note

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Planning Service you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG (Tel (028) 9024 4710) within 6 months of receipt of the notice. A publication entitled "**Planning Appeals – A Guide to Procedure**" is also available from this address, or from your Divisional Planning Office.
2. You should check whether further approval is required under other legislation, such as Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water etc. to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to approved plans or comply with conditions attached to this permission is a contravention of the Planning (NI) Order 1991 [or the Planning (Control of Advertisements) Regulations (NI) 1973 in the case of advertisements], and may result in The Planning Service taking enforcement action.
5. If you intend to display an advertisement on land which is not in your possession, you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained listed building consent to demolish a building you must not do so before the Environment and Heritage Service has:
 - (i) been given reasonable access to the building for one month following the granting of consent; or
 - (ii) stated that it has completed its record of the building; or
 - (iii) stated that it does not wish to record it.

The Environment and Heritage Service, Historic Monuments and Buildings Branch can be contacted at 5-33 Hill Street, Belfast BT1 2LA – Tel: (028) 9023 5000.

Form P19



Obtaining a New Electricity Connection or an Alteration to the infrastructure which provides your existing supply

Now that you have been granted planning permission for your proposed development you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE 's existing equipment.

NIE may have to obtain some or all of the following to meet your requirements:

- Approval from other landowners for the new or altered infrastructure including formal agreement to wayleaves or easements,
- Further planning permission from the Planning Service may be required for the electricity infrastructure needed to provide your power supply. This planning permission is entirely separate from the planning approval you have been granted for your development and,
- Permission from DRD Roads Service to carry out work on public roadways.

Please note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delays.

An application pack for an Electricity Supply or Alteration can be obtained by contacting 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

Site Safety

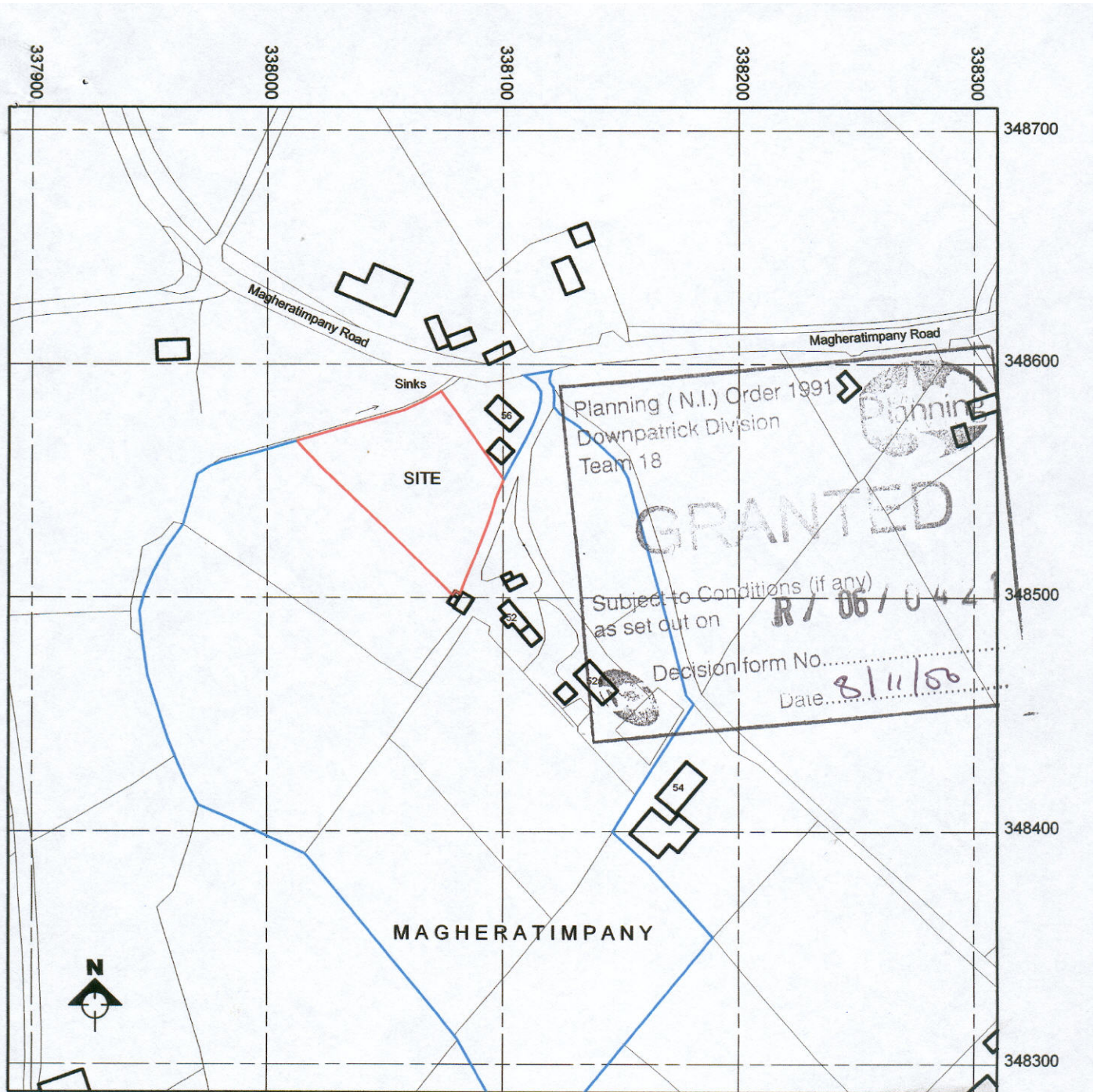
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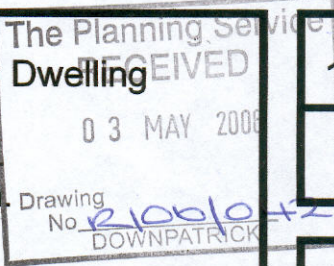
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APPLICANT:

PROJECT:
 Proposed Single Storey Dwelling
 for Site to the rear of
 56 Magheratimpany Rd
 Ballynahinch. Co. Down.
 BT24 8NZ



DATE:
10/04/06

SCALE:
1:2500

DRAWING TITLE:
 Site Location Map.

PROJECT No.:
06/1

DRAWING No.:
P-01-A

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.