



G/21/049

FOR SALE

**BALLYMOYER ROAD
WHITECROSS
NEWRY**

**APPROVED BUILDING SITE EXTENDING TO APPROXIMATELY 0.4
ACRES FOR SALE**



**This site is situated approximately 2.5 miles from Whitecross, offering excellent views of the South Armagh countryside.
Full Planning Consent was granted in May 2015 for a storey and a half dwelling and detached garage.**

Guide Price: - Offers over £65,000

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Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

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 Whitecross, travel approx. 2.5 miles from towards Newtownhamilton and the subject site is located on the left handside.

□ PLANNING

Full planning consent for a storey and a half dwelling was granted in May 2015 under Planning Reference P/2014/1017/F. Copies of planning papers available upon request.

Foundations for the garage have been poured and inspected by building control under reference FP/2020/0772/MAST

Intending purchasers are advised to have their own architect provide independent planning advice.



□ AREA

The site extends to approximately 0.4 acres.

❑ BOUNDARY FENCE

The successful purchaser will be responsible for fencing off (stock proof fence) the site from the adjacent lands retained by the Vendor.

❑ VENDOR'S SOLICITOR

Ciaran Rafferty, Rafferty & Co. Solicitors, 83 Hill Street Newry

❑ VIEWING

By inspection on site.



❑ OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

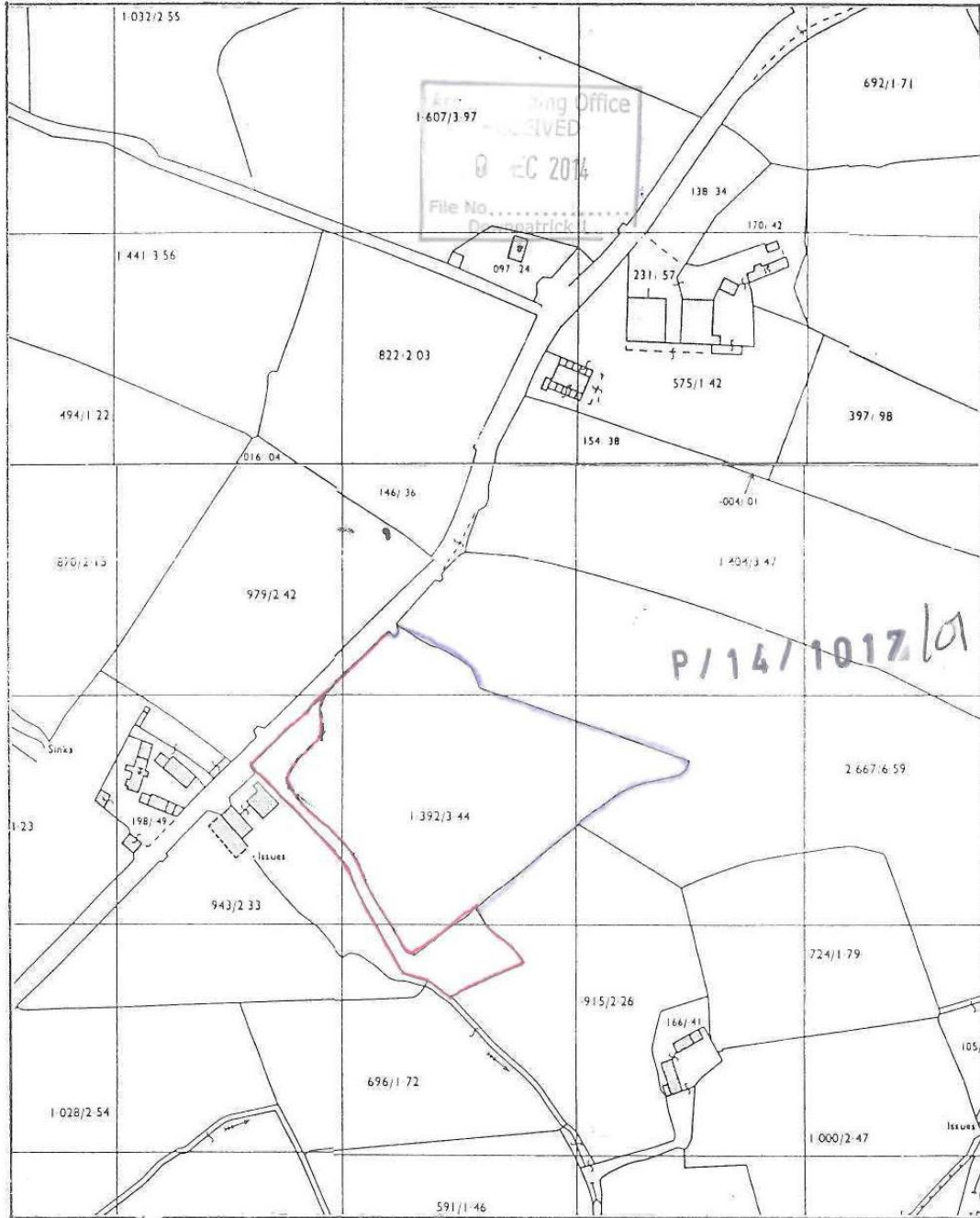
In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

❑ GUIDE PRICE

Offers over £65,000

SITE MAP

PROPOSED SITE FOR DWELLING & GARAGE 150M
 SOUTH EAST OF NO 44 BALLYMOYER ROAD,
 NEWTOWNHAMILTON.



I.G. MAP 251-9SE

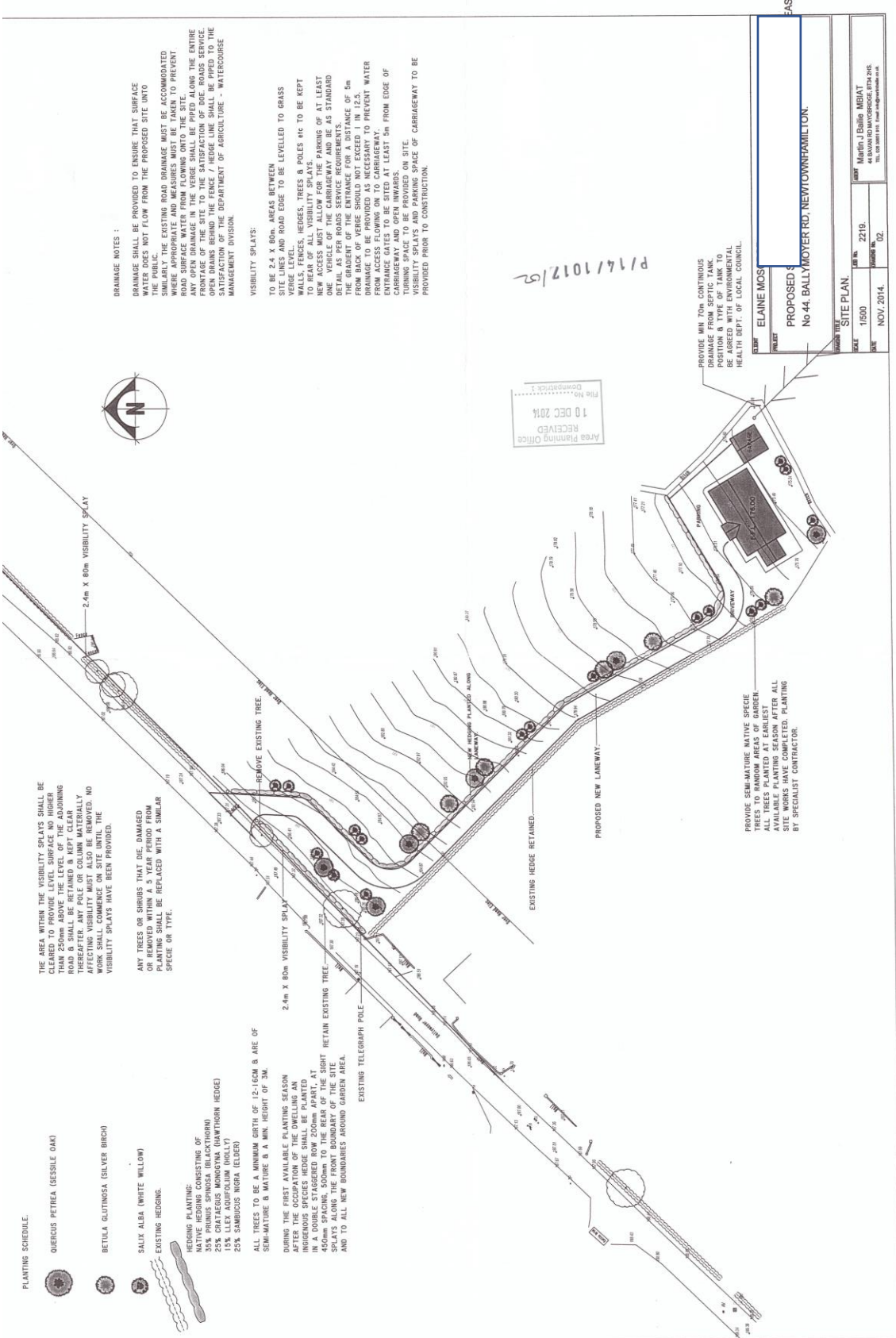
BY MARTIN J. BAILIE MBIAT

REPRODUCED FROM THE ORDNANCE SURVEY
 OF NORTHERN IRELAND 1/2500 MAP
 WITH THE PERMISSION OF THE DIRECTOR &
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TEL 01693 851898

DRAWING N° 1501-01

□ SITE LAYOUT



PLANTING SCHEDULE:

- QUERCUS PETRAE (SESSILE OAK)
- BETULA GLUTINOSA (SILVER BIRCH)
- SALIX ALBA (WHITE WILLOW)
- EXISTING HEDGING
- HEDGING PLANTING:
 - NATIVE HEDGING CONSISTING OF
 - 35% PRUNUS SPINOSA (BLACKTHORN)
 - 25% CRATAEGUS MONSIEURII (DWARF THORN HEDGE)
 - 15% SAMBUCUS NIGRA (ELDER)
 - 25% SAMBUCUS NIGRA (ELDER)

ALL TREES TO BE A MINIMUM GIRTH OF 12.1cm & AGE OF SEMI-MATURE & MATURE & A MIN. HEIGHT OF 5M.

DURING THE FIRST AVAILABLE PLANTING SEASON AFTER THE OCCUPATION OF THE DWELLING AN ACCESSIBLE STAGED ROW 200mm APART, AT 450mm SPACING, 500mm TO THE REAR OF THE SIGHT SPLAYS ALONG THE FRONT BOUNDARY OF THE SITE AND TO ALL NEW BOUNDARIES AROUND GARDEN AREA.

Area Planning Office
10 DEC 2014
File No. 2014/0101/02

PROVIDE MIN 70mm CONTINUOUS DRAINAGE FROM SEPTIC TANK TO ROAD EDGE. DRAINAGE TO BE ASSESS WITH ENVIRONMENTAL HEALTH DEPT. OF LOCAL COUNCIL.

ELAINE MOSEY
PROPOSED SITE
No 44, BALLYMOYER RD, NEWTOWNHAMILLON.

SCALE: 1/500
DATE: NOV. 2014.

Author: Martin J. Doolan, MBIA, MBAT
Project: No. 44, BALLYMOYER RD, NEWTOWNHAMILLON

DRAINAGE NOTES:

DRAINAGE SHALL BE PROVIDED TO ENSURE THAT SURFACE WATER DOES NOT FLOW FROM THE PROPOSED SITE INTO THE PUBLIC HIGHWAY. THE EXISTING ROAD DRAINAGE MUST BE ACCOMMODATED WHERE APPROPRIATE AND MEASURES MUST BE TAKEN TO PREVENT ROAD SURFACE WATER FROM FLOWING ONTO THE SITE. ANY OPEN DRAINAGE IN THE VERGE SHALL BE REPEATED AND THE EXISTING DRAINAGE IN THE VERGE SHALL BE REPEATED AND THE EXISTING OPEN DRAINS BEHIND THE FENCE / HEDGE LINE SHALL BE REPEATED TO THE SATISFACTION OF THE DEPARTMENT OF AGRICULTURE - WATERCOURSE MANAGEMENT DIVISION.

VISIBILITY SPLAYS:

TO BE 2.4 x 80m. AREAS BETWEEN SITE LINES AND ROAD EDGE TO BE LEVELLED TO GRASS. WALLS, FENCES, HEDGES, TREES & POLES ARE TO BE KEPT TO REAR OF ALL VISIBILITY SPLAYS. NEW ACCESS MUST ALLOW FOR THE PARKING OF AT LEAST TWO CARS. SEE DRAWING FOR DETAILS AS PER ROAD SERVICE REQUIREMENTS. THE GRADIENT OF THE ENTRANCE FOR A DISTANCE OF 5m FROM BACK OF VERGE SHOULD NOT EXCEED 1 IN 12.5. VISIBILITY SPLAYS TO PREVENT WATER FROM ACCESS FLOWING ON TO CARRIAGEWAY. ENTRANCE GATES TO BE SITED AT LEAST 5m FROM EDGE OF CARRIAGEWAY AND OPEN INWARDS. VISIBILITY SPLAYS TO BE PROVIDED TO PREVENT WATER FROM ACCESS FLOWING ON TO CARRIAGEWAY. VISIBILITY SPLAYS AND PARKING SPACE OF CARRIAGEWAY TO BE PROVIDED PRIOR TO CONSTRUCTION.

PROVIDE SEMI-MATURE PLANTING SPECIES TO BE PLANTED AS EARLY AS AVAILABLE PLANTING SEASON AFTER ALL SITE WORKS HAVE COMPLETED. PLANTING BY SPECIALIST CONTRACTOR.

EAST OF

ELEVATIONS

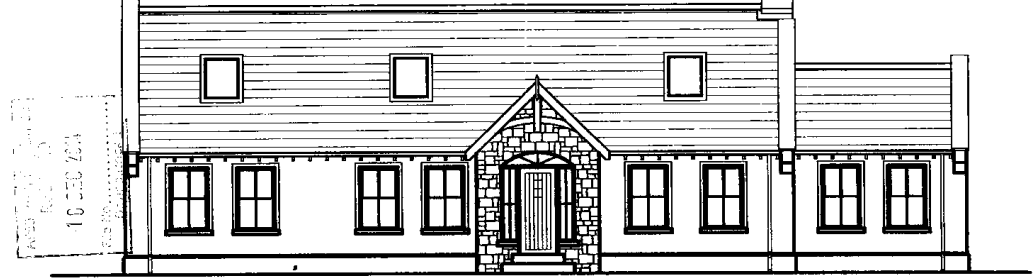
PROPOSED DWELLING & GARAGE AT SITE
150m SE OF No.44 BALLYMOYER RD
NEWTOWNHAMILTON FOR ELAINE MOSCROP

FINISHES :

ROOF : BLUE / BLACK FLAT CONC. TILES.
WALLS : SMOOTH CEMENT RENDER.
WINDOWS : WHITE U.P.V.C. WINDOWS.
DOORS : PAINTED HARDWOOD.
GUTTERS : BLACK P.V.C.
DOWNPIPES : BLACK P.V.C.
BANDS : RAISED PLASTER.
PLINTH : RAISED PLASTER.

DATE : NOV. 2014.
SCALE : 1 / 100
JOB NO. 2219/04.

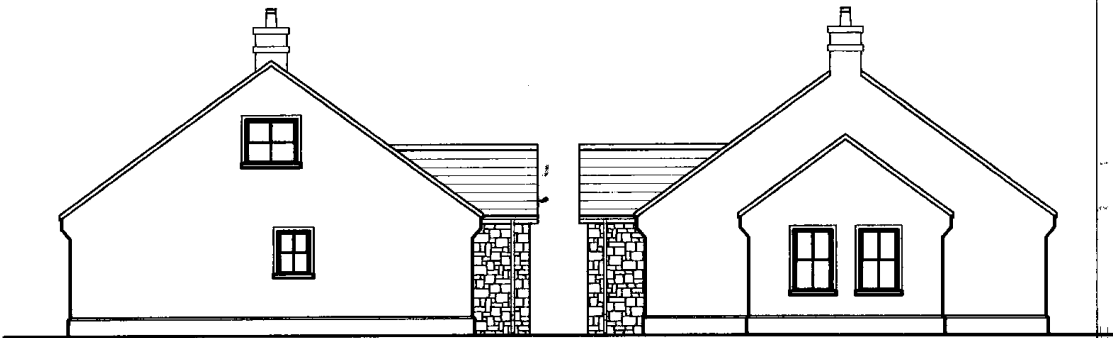
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PROPOSED FRONT ELEVATION...



PROPOSED REAR ELEVATION...



PROPOSED SIDE ELEVATION...

MARTIN BAILIE ARCHITECTURAL SERVICES.
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MAYOBRIDGE,
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EMAIL: info@martinbailie.co.uk

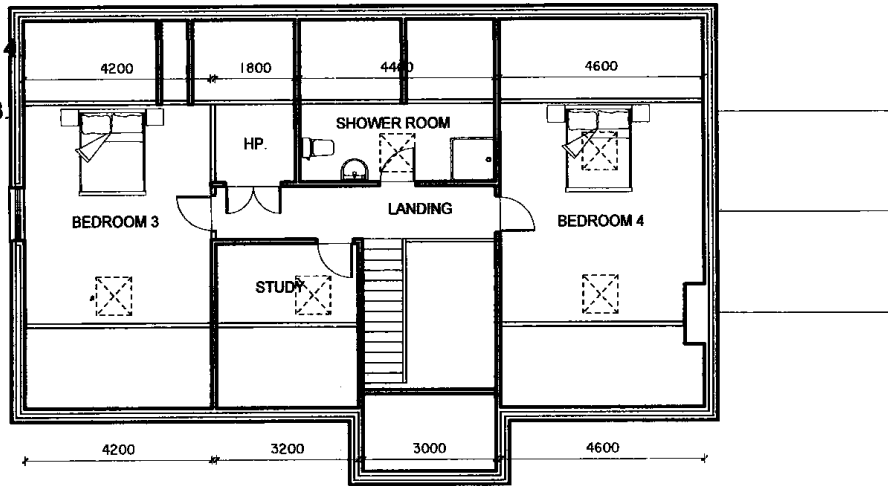
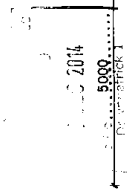
□ FLOOR PLAN

PROPOSED DWELLING & GARAGE AT :
 150m SE OF No.44 BALLYMOYER RD
 NEWTOWNHAMILTON.

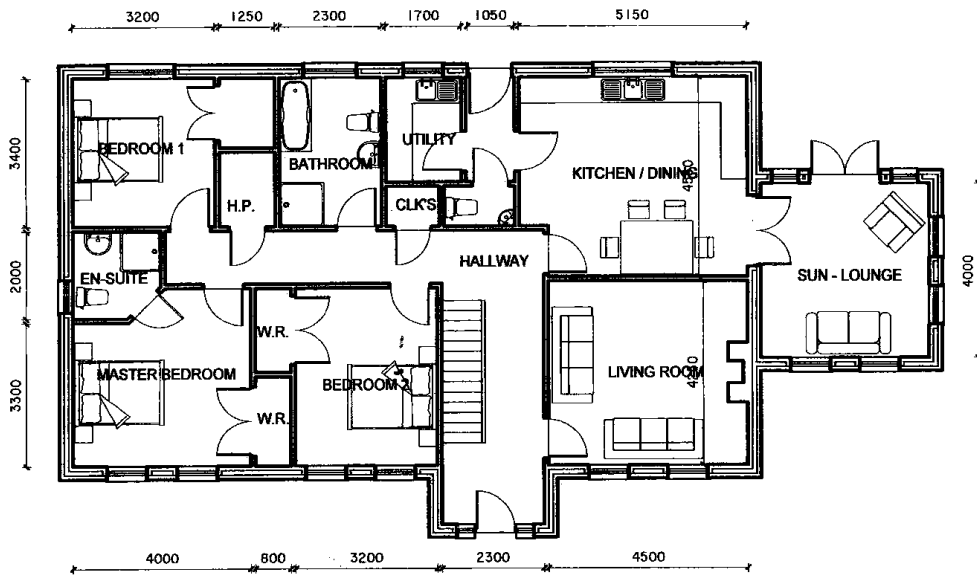
FOR : ELAINE MOSCROP.

DATE : NOV. 2014
 SCALE : 1 / 100
 JOB NO. 2219/03.

P/14/101



PROPOSED FIRST FLOOR PLAN...



PROPOSED GROUND FLOOR PLAN...

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