

**FOR  
SALE**

# 39a Gravelhill Road

Lisburn, BT27 5RW

**Dougan**  
RESIDENTIAL

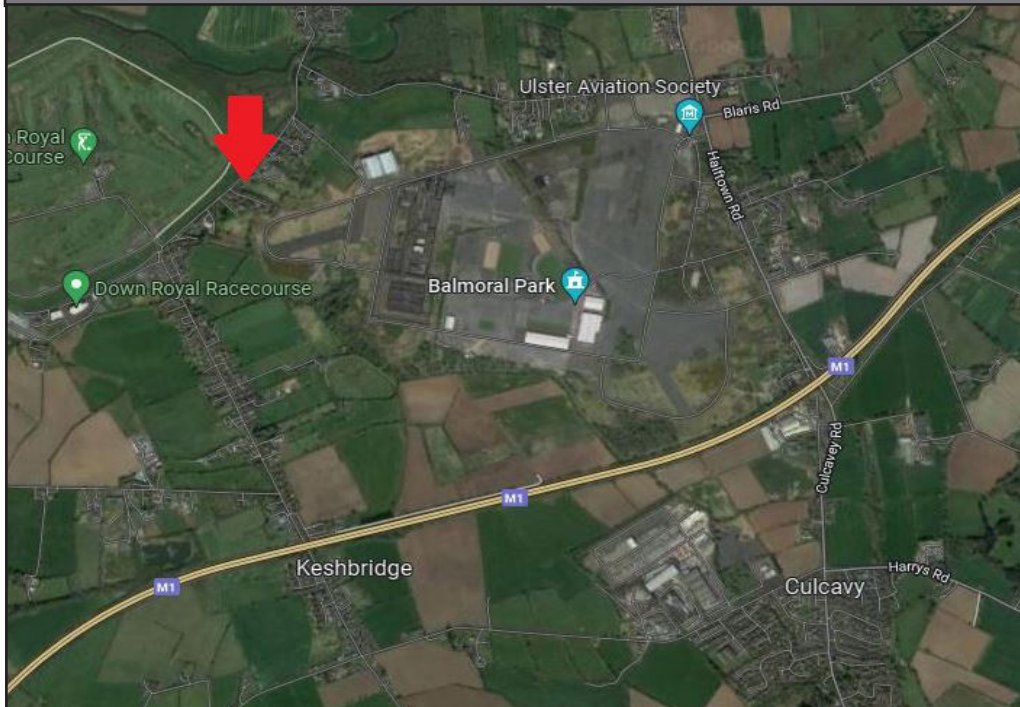
TEMPLETON  
ROBINSON



**FPP For 9 Detached And Retention Of Existing Detached**

# KEY POINTS

- Excellent Location Fronting Gravelhill Road, Lisburn.
- Site Extends To c.2.7 Acres / c.1.1 Hectares.
- Full Planning Granted For The Retention Of The Existing Detached House And The Development Of 9 Detached Houses.
- Existing Detached Benefits From Stunning Views Over Down Royal Racecourse At First Floor Level.
- Full Details Available From The Selling Agents.
- Asking Price - **£725,000**.



## APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2021/0914/F**

Date of Application: **18th August 2021**

Site of Proposed  
Development:

**39a Gravelhill Road  
Lisburn**

Description of Proposal:

**Residential development comprised of 9 detached dwellings, alterations to the existing 39A Gravelhill Road, and associated site works and landscaping & pumping station**

Applicant:  
Address:

Agent: Planning Permission Experts  
Address: 32a Bryansford Avenue  
Newcastle  
BT33 0LG

Drawing Ref: 01A, 02, 03D, 04B, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27 & 28.

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.

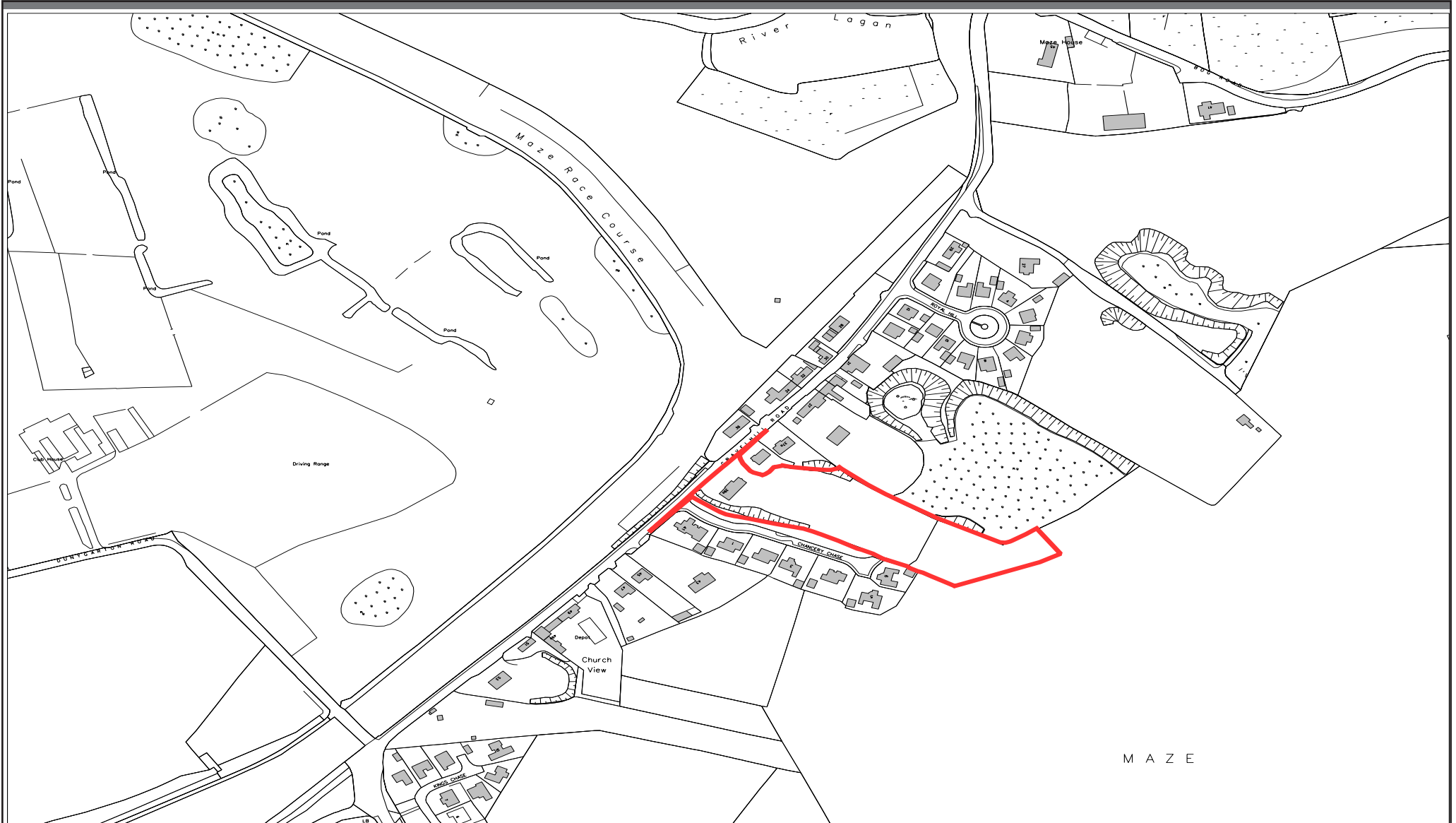
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Application No. LA05/2021/0914/F

LA05

# LOCATION

The subject property is located fronting Gravelhill Road immediately adjacent to the Chancery Chase development and opposite the Down Royal Racecourse. It is an excellent semi-rural location approximately 4 miles from Lisburn city centre. Demand for residential property in this location has traditionally been strong and new developments in the locality have proven popular.



# SITE DETAILS

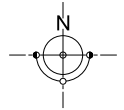
Site Extends To c.2.7 Acres / c.1.1 Hectares  
(approximate only).

PROPOSED RESIDENTIAL  
DEVELOPMENT AT

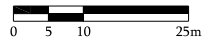
## 39A GRAVELHILL ROAD

MAZE, LISBURN, BT27 5RW

Proposed Site Layout



Scale:  
1/500 at A2  
1/250 at A0



Revision: E  
Date: 14.04.22



## DESCRIPTION

The property being offered to the market comprises of a detached house on a site of c. 2.5 acres. The site has c.164 feet of frontage to Gravelhill Road. The site is being offered with the option of vacant possession. The detached house comprises of four bedrooms (master with ensuite) and three plus reception rooms, utility room, downstairs w.c, first floor family bathroom and double garage. According to the Land and Property website the property extends to c. 2,077 Sq Ft. The property also features stunning views across Down Royal Racecourse at first floor level.

## PLANNING PERMISSION

Full planning permission has been granted for the construction of 9 detached houses and the retention, with amendment, to the existing detached house. Planning reference LA05/2021/0914/F. The permission allows for generous external landscaped areas.

A copy of the decision notice and approved drawings are available via email from the selling agents.

## PLANNING PERMISSION - PROPOSED ACCOMMODATION (approximate only)

The proposed development will comprise of the following detached houses.  
(the floor areas listed below are approximate only and interested parties should seek confirmation from their architect).

39a Gravelhill Road - Existing Detached House (with amendment)

Unit 1 Type AH. 4 Bedroom Detached 1,628 sq ft

Unit 2 Type B. 4 Bedroom Detached 1,679 sq ft

Unit 3 Type DH. 4 Bedroom Detached 1,654 sq ft

Unit 4 Type D. 4 Bedroom Detached 1,654 sq ft

Unit 5 Type AH. 4 Bedroom Detached 1,628 sq ft

Unit 6 Type CH. 4 Bedroom Detached 1,679 sq ft

Unit 7 Type BH. 4 Bedroom Detached 1,679 sq ft

Unit 8 Type A. 4 Bedroom Detached 1,628 sq ft

Unit 9 Type A. 4 Bedroom Detached 1,628 sq ft

## PRICE

Asking Price - **£725,000.**

\*\* All boundaries and illustrations are approximate only\*\*

TYPE A



TYPE B



TYPE C



TYPE D



## FURTHER INFORMATION

For further information please contact:



**Tony Adams**  
07436 796637  
tony@douganproperty.com

7 Orpen Shopping Centre,  
Upper Lisburn Road,  
Belfast,  
BT10 0BG

**Tel: 028 9030 8855**  
**www.douganproperty.com**



**Ashley Black**  
028 9262 6301  
ashleyblack@templetonrobinson.com

17 Market Place,  
Lisburn,  
BT28 1AN

**Tel: 028 9266 1700**  
**www.templetonrobinson.com**

Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.