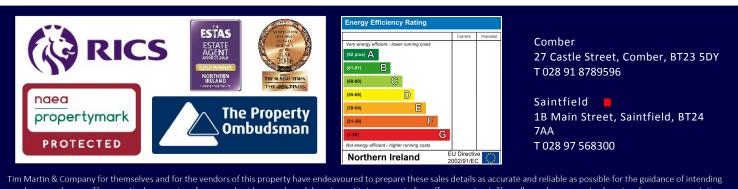




Between 74-94 Drumaghlis Road Crossgar BT30 9JS

Guide Price £150,000

www.timmartin.co.uk Telephone 028 91 878956



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SUMMARY

Ideally situated in a fold between a mature woodland and roll out crop and enjoying pleasing views over the surrounding countryside.

This spacious, building site extending to about 1 acre, has reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.

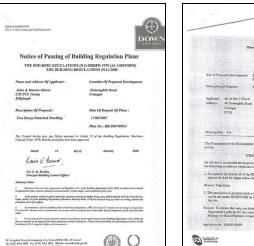
Substantial works on the site has been completed including access road and construction and concreting of foundations. Building Control have approved the plans and inspected the works to date. Mains water is available on the road with mains electricity close by.

It is rare that a site of this quality comes to the market with planning and plans in place.

FEATURES

- Mature Building Site Extending to 1 acre (approx)
- Reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.
- Substantial works on the site has been completed including access road and construction and concreting of foundations
- Building Control have approved the plans and inspected the works to date
- Mains water is available on the road with mains electricity close by

ACCOMMODATION



Site of Proposed Development	Ino duelling	Applicati Date of A	on No. application: phils Road, POC Group Hamilton H	
Site of Proposed Development Description of Proposed: Applicate: Mr & Mr.) Clower Address: Mr & Mr.) Clower Address: Orbentaghis Read Contage 37730	ning (Northern Irel Between Nos 74-9 Northern Ireland, B Ino dwelling	Applicati Date of A Drimag T30 9JS	on No. application: phils Road, POC Group Hamilton H	R/2005/1059y 11th July 2005 Drumaghlis, Crossga
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Applicant: Mr & Mrs J Glover Address: 40 Dermaghlis Road Consgar BT30			Hamilton H	
Address: 60 Dromaghlis Road Crossgar BT30			Hamilton H	
Address: 60 Dromaghlis Road Crossgar BT30			Hamilton H	
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BT30			750 V Tare	
				sc Street
			Killyleagh	
			BT30 900	
	7	71225080	20120000	A STATE OF THE STA
The Department of the Environment	in recommon of its ar			
heroby	in personal or map	Carrie House	s use apove-s	mentioned Order
CRA	NTS PLANNING P	entare.		
for the above-muttioned developments the following conditions which are in	nt is accordance with	your applie	cation subjec	t to compliance with
As required by Article 34 of the Pr permitted shall be begun before the	lazming (Northern Ire he 5th February 2008	land) Order	r 1991, the de	evelopment hereby
Reason: Time limit.				
2. The permission is granted solely at	a substitute for the		for a december	
on the site under R/2002/1306 on the site.	5th February 2003 at	ad only one	dwelling the	g proviously granted all be constructed on
Reason: To resure that endy one dwe	ellies is constructed a		epaperes.	
		lopment in	the country	ide in 'A Planning
Strategy for Rural Northern Irelan	4			
Application No. 8/2005/1659/P				
W2000 A0567				DCSGGWW
			Dowspatrio	ck Planning Office
A STREET WHILE THE		Second	hen Everbanan	bry Notes attached
				ck Plenning Office

rroject;	New Dwalling, No	ar 78-94 Drumagh	ie Dood	Process	
	Crossgar		is itoau,	Rell	
Subject:	Foundations			Traffig	
Sender:	Ronnle Gibson			Environmental	
Date:	22-01-08				
Number of	rages including			Project Management	
this sheet:	1			,	
Raymo	od				
We con	firm our oits white and	d			
Group	firm our site visit 22 ^h	Jan 2008 in the c	ompany of Raymo	nd Ferris of PPC	
duellin	and James McClenie L. Our brief in to asse	nts who is construc	ting the foundation	as for the above	
- awening	. Our brief is to asse	ess and advise on fi	oundations on vari	able stratum	
				asic offattiff.	
Ground	from the site entrance	ce:			
Ordund	the left hand has to 5.5 matres below the	been excavated to	a bearing stratum	of shalov rook of	
			ons for the kitchen	and living I dining	
Ground	Il be on this stratum.			and ming , diffilly	
Ground	to the right hand has	been excavated to	a depth of approx	11 metroe	
examina	ation of an area of thi	is stratum showed :	a stiff greeny grey	coloured clay at	
approx	metre below the sur	rface. Foundations	for the bedroom a	reas entrance form	
and livin	g room will likely be	on this stratum.	and moundoin to	icas, entrance toyer	
Tronch	wing details were ag	reed.			
which e'	ling onto to critical	y up to a suitable f	ormation level for t	he foundations over	
Strin form	ip jounds in 25 Newt	ton concrete will be	constructed.	in the state of th	
				reinforcement	
piaceu a	pprox centrally within and should extend 2	the depth of the fo	unds at the transit	ion hetween rock /	
Sun day	and should extend 2 he mesh should be n	metres into the roo	k area and 2 metre	es into the clovers	
Laps in t	he mesh should be n	ot less than 400mr	n.	as into the day area.	
VIII MATEI	and loose disturbed	material is to be re	moved and founds	tions and	
undisturb	ed stiff clay or rock.		wild fourful	dons cast onto	

NADOGUNJ

BT30 9JR

Dear Sir/Madam

The Council is responsible for the naming and numbering of streets in its area. It has been agreed that the correct postal address of your new premises is:-

No 84 Drumaghlis Road,

Crossgar, BT30 9JS

In order that the scheme may be as beneficial as possible, the Council should be obliged if you would mark your premises with the number as outlined above, where it may be easily seen from the public road, and use the correct address on all correspondence.

Other information may be included in the address, such as the name of your house. It is Council policy to encourage the use of townland names. Your property is situated within the townland of **Drumaghlis**. You may include this in your official address, should you wish to do so.

Yours faithfully

JOHN McGRILLEN
Clerk and Chief Executive

