



An exclusive opportunity to acquire a truly unique site with Full Planning Permission passed for a most Impressive c.4,000 sq.ft Country Home and large detached garage.

Extending to c.3 Acres and enjoy uninterrupted Panoramic Views over the entire Lagan Valley.

St Johns Road is set in the heart of picturesque countryside convenient to Royal Hillsborough, A1 Dual Carriageway And Sprucefield/M1 Motorway road links to Belfast. Rarely do opportunities such as this present themselves to the market.

Additional Lands may be available if required and Planning Details can be made available by available from the Agents.

Offers Around
£225,000

Site at
St Johns Road,
Hillsborough,
BT26 6ED

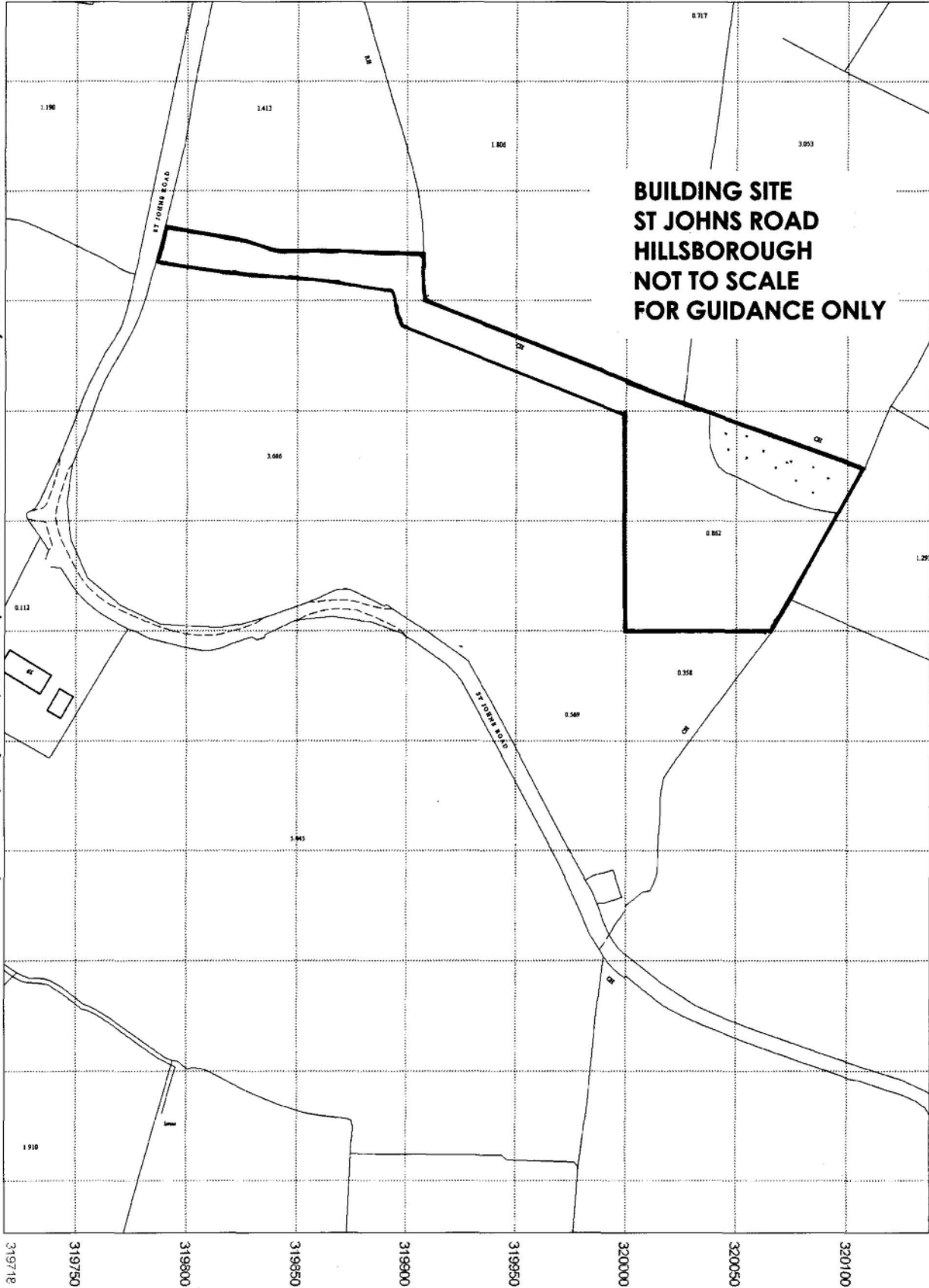
Viewing by
appointment with
& through agent
028 9266 1700



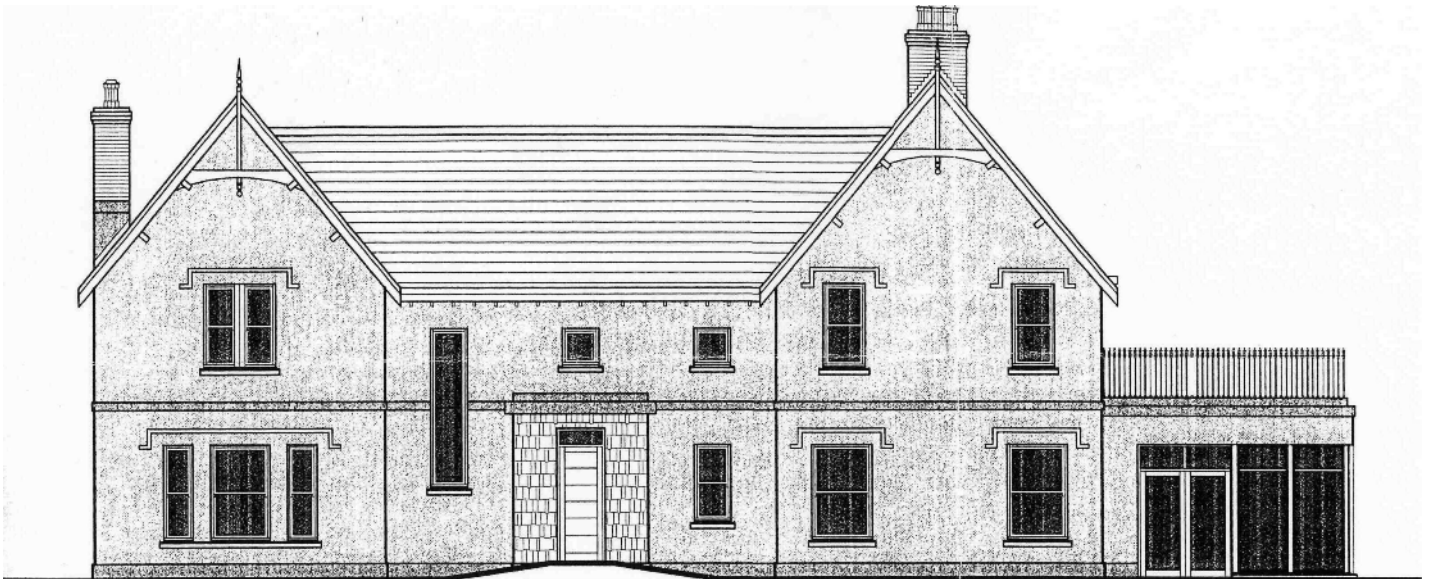
- Exclusive opportunity to acquire a site with Full Planning on c.3.5 acres
- Full Planning Granted for a substantial detached residence of c.4,000 sq.ft and large detached rear garage
- St. Johns Road is set in an idyllic countryside location enjoying uninterrupted panoramic views over the Lagan Valley
- Convenient to both A1 and M1 Road networks and close to the Historic villages of Royal Hillsborough & Moira with all of their amenities
- Additional lands may be available by further negotiation
- Planning details available from the agents

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APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: S/2006/0701/RM

Date of Application: 5th June 2006

Site of Proposed Development: **Land at St Johns Road, 400m SE of junction of Laverys Bridge Road and Kilwarlin Road, Moira**

Description of Proposal: **Proposed dwelling and detached garage**

Applicant:

Address:

Agent:

Address:

Outline Application Number: S/2003/0346/O;

Drawing Ref: S/2006/0701/01 - 05

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.

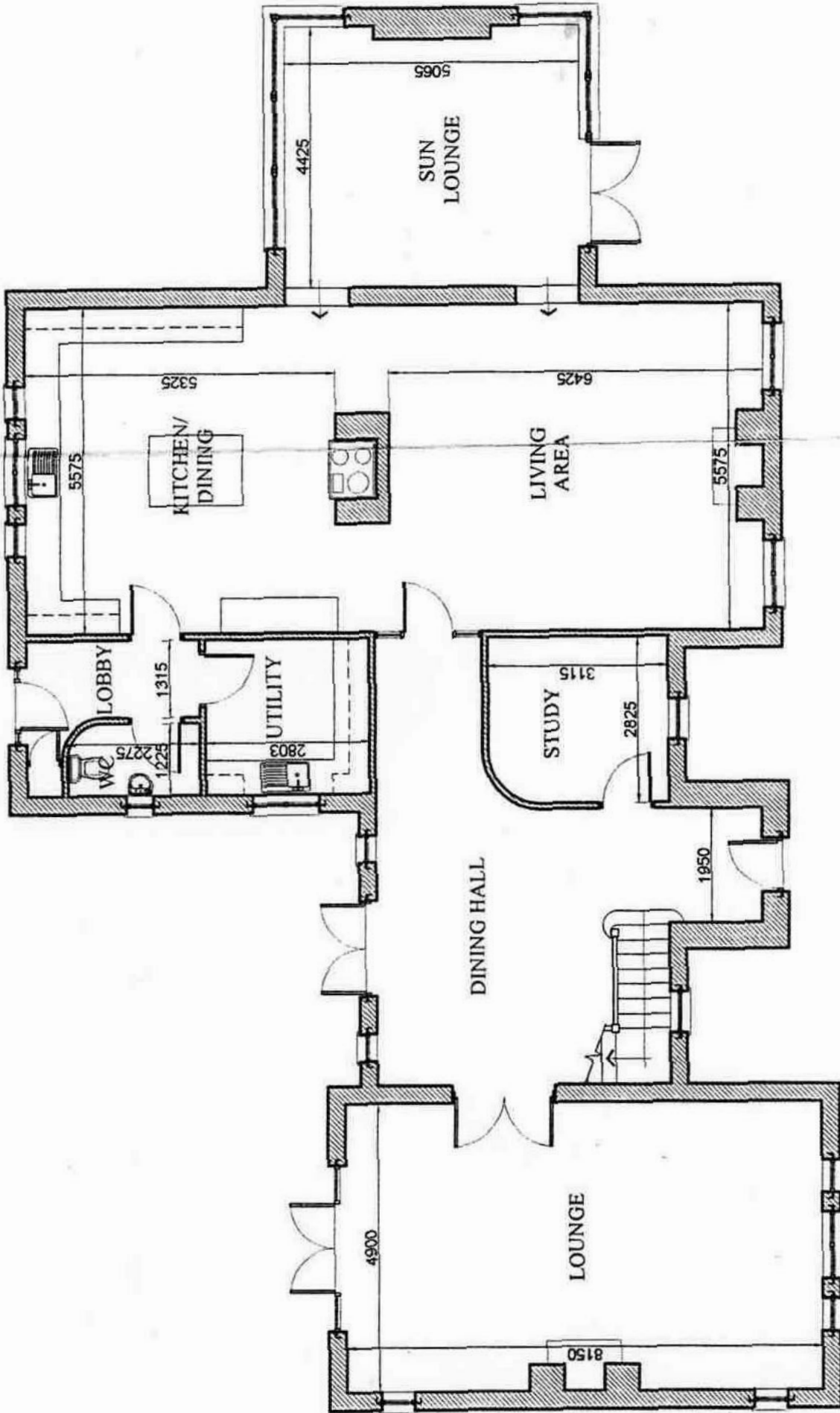
2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

Application No. S/2006/0701/RM

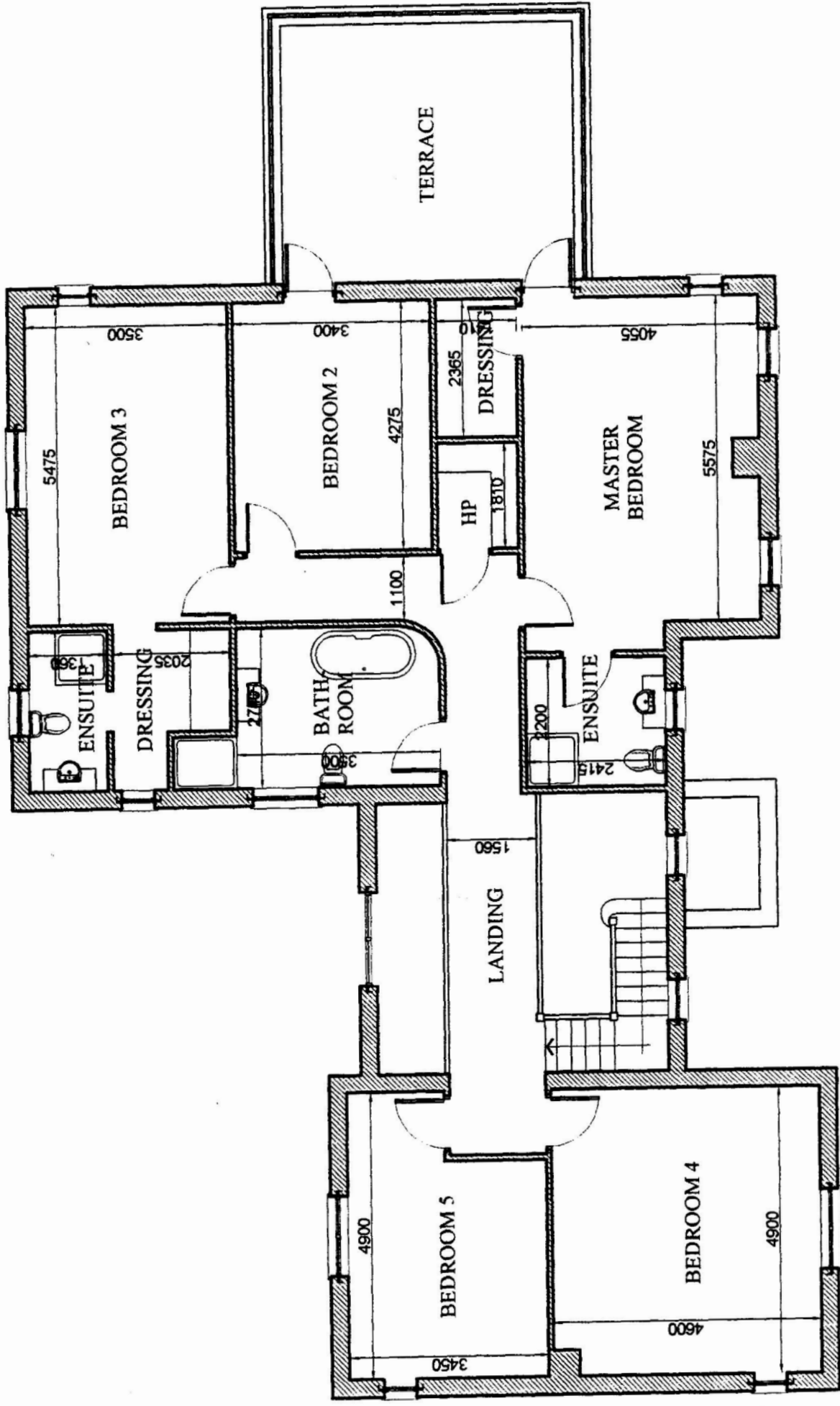
DC1001MW

Downpatrick Planning Office

See also Explanatory Notes attached



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Location:

From A1 dual carriageway proceed along Ballygowan Road, approximately 1.8 miles turn right into St Johns Road, site is 0.7 mile on the right. Please note maps and plans are not to scale and for guidance only.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com



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