



# Site between 5 and 9 Hillhead Road, Ballinderry Upper, Lisburn

**Offers Over £135,000** Freehold

A superb residential building site with planning approval for a detached bungalow of approximately 2000 sq ft with detached double garage, located just a short distance off the A26 between Moira and Nutts Corner.

**028 9266 3396**

admin@falloonestateagents.com



A superb 'Ready to go' residential building site with planning approval for a detached bungalow of approximately 2000 sq ft with detached double garage.

Located just off Station Road and a short distance from the A26 Moira to Nutts Corner Road, making commuting to Belfast to Lisburn and the International Airport all very accessible.

The accommodation within the approved design briefly comprises entrance porch, entrance hall, lounge, open plan kitchen, dining and family area, rear hall, utility room, principal bedroom with en-suite shower room, two further bedrooms and main bathroom. Provision can be made for the subsequent addition of further space at first floor level, subject to any necessary consents.

The site itself has a private entrance directly off Hillhead Road and offers excellent on site parking with gardens to front, side and rear.

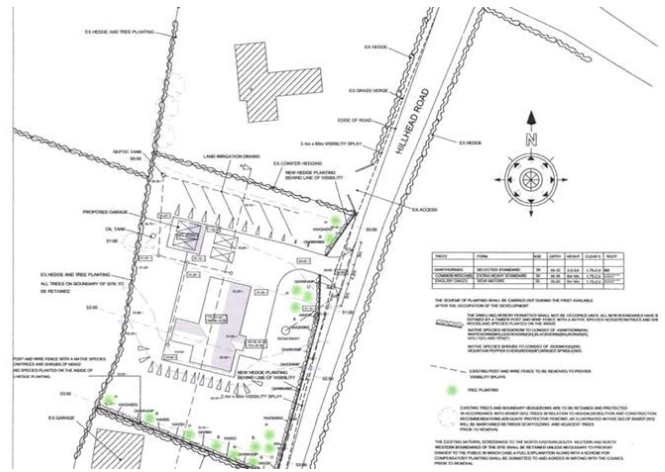
We understand that mains water and electricity are available nearby. Drainage will be to a septic tank to be located within the site.

This is a fantastic opportunity for both the self build and speculative developer markets to create a new build bungalow in a highly attractive and much sought after location enjoying excellent views to the rear over Lough Neagh and adjoining countryside.

The reserved matters planning approval was granted under reference LA05/2023/0243/RM on the 29th November 2023, giving prospective buyers ample time to move to the construction phase.

Full planning details available on request.

Tenure: Freehold



Application No: **LA05/2023/0243/RM**

Date of Application: **15th March 2023**

Site of Proposed Development: **BETWEEN 5 AND 9 HILLHEAD ROAD, BALLINDERRY UPPER, LISBURN**

Description of Proposal: **DWELLING AND GARAGE**

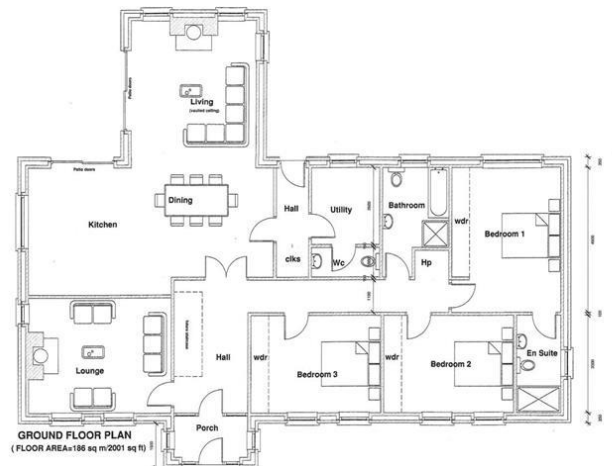
Applicant: **CLIFFORD DAVIDSON**  
Address: **23A IRWINSTOWN ROAD**  
**BALLINDERRY UPPER**  
**LISBURN**  
**BT28 2HD**

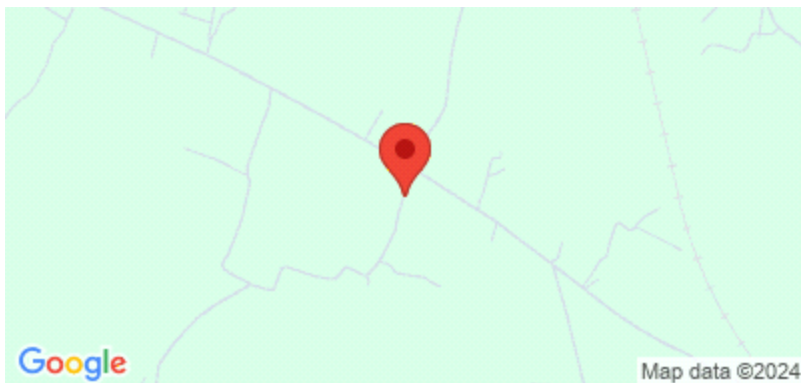
Agent: **norman mckernan**  
Address: **12 CENNICK ROAD**  
**BALLYMENA**  
**BT42 2NH**

Drawing Ref: 01, 02/2, 03, 04/1, 05/1  
Outline Planning Permission: LA05/2021/0603/O

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

**HEREBY APPROVES**





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.