

**Tim Martin**  
.co.uk



**Building Site, Outbuildings & Lands at  
50 Vestry Road  
Ballygowan  
BT23 6HQ**

**Offers Around  
£260,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Situated in a pleasing rural location, enjoying views over the countryside towards the Mourne Mountains. The property includes a building site, with footings concreted for a substantial detached residence, range of quality agricultural outbuildings and lands extending to c. 2 acres, situated immediately adjacent to the yard.

The site, approached through delightful random stone walls and double wrought iron gates, provides a most attractive approach to the site.

Mains water and electricity are laid on to the outbuildings with electric wiring to the entrance gates.

Full planning permission was granted under Application No X/2012/0385/F for a 1½ storied residence.

The property is convenient to Saintfield and Ballygowan and is a short commute to the city with public transport to a range of top grammar schools in South Belfast, available at the end of the road.

### **Court Yard**

Bitmac and gravelled yard partially enclosed with outbuildings.

### **Garage**

**28'10 x 18'5 (8.79m x 5.61m)**

Two roller doors; light and power points; access to farmyard.

### **Workshop / Store**

**50'5 x 14'0 (15.37m x 4.27m)**

Roller door; fluorescent light; power points.

### **Aluminium Framed Glasshouse**

**12'0 x 10'0 (3.66m x 3.05m)**

Flagged floor.

### **Concrete Farmyard**

Approached through separate access.

### **Hayshed**

**29'9 x 19'8 (9.07m x 5.99m)**

Double sliding doors and pedestrian door; fluorescent light; power points.

### **Former Piggery**

**29'10 x 19'1 (9.09m x 5.82m)**

Light and power points.

### **Cattle House**

**46'3 x 29'9 (14.10m x 9.07m)**

Divided into pens by gates; automatic water drinker; fluorescent light; power points; double sliding door and single door.

### **Viewing**

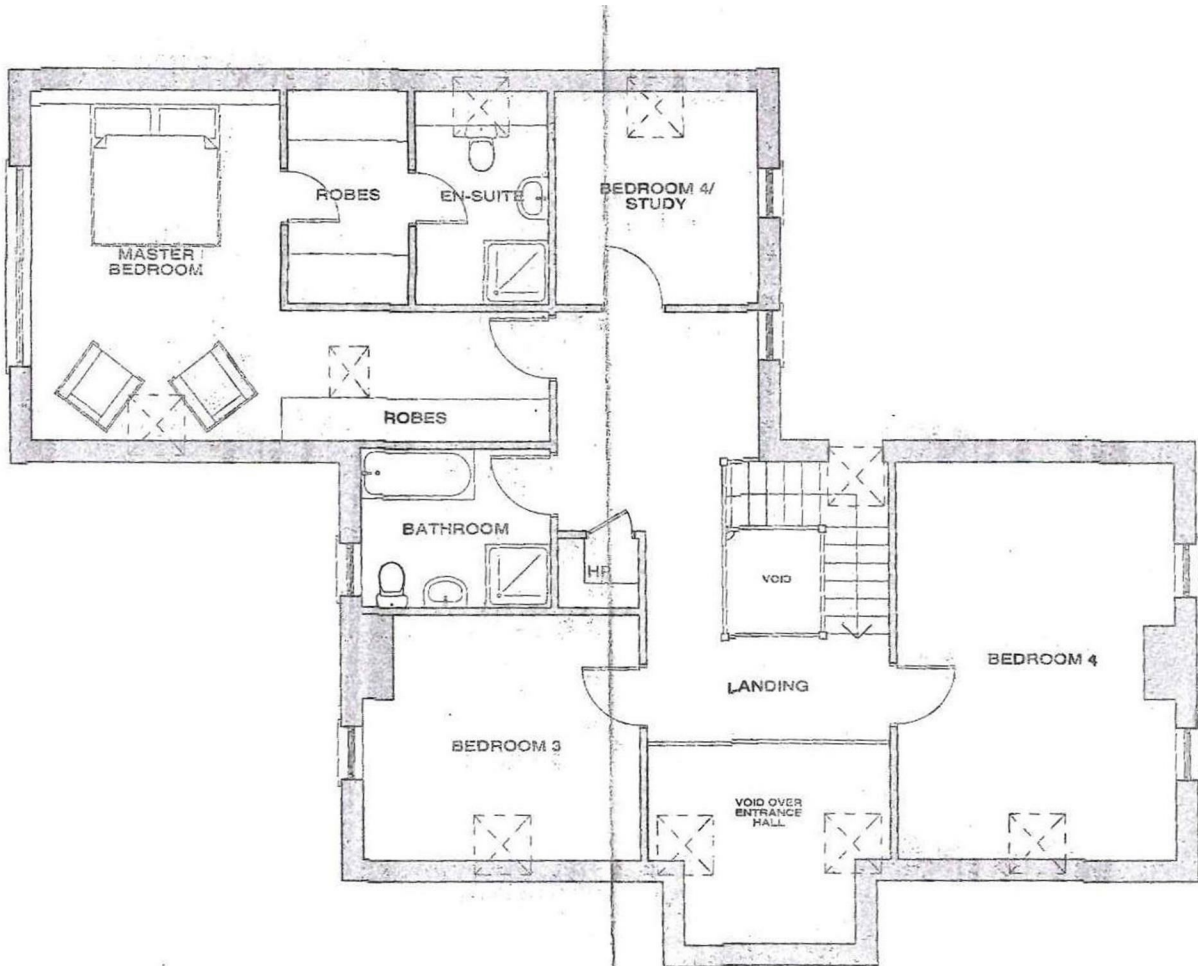
Strictly by appointment with the agents.





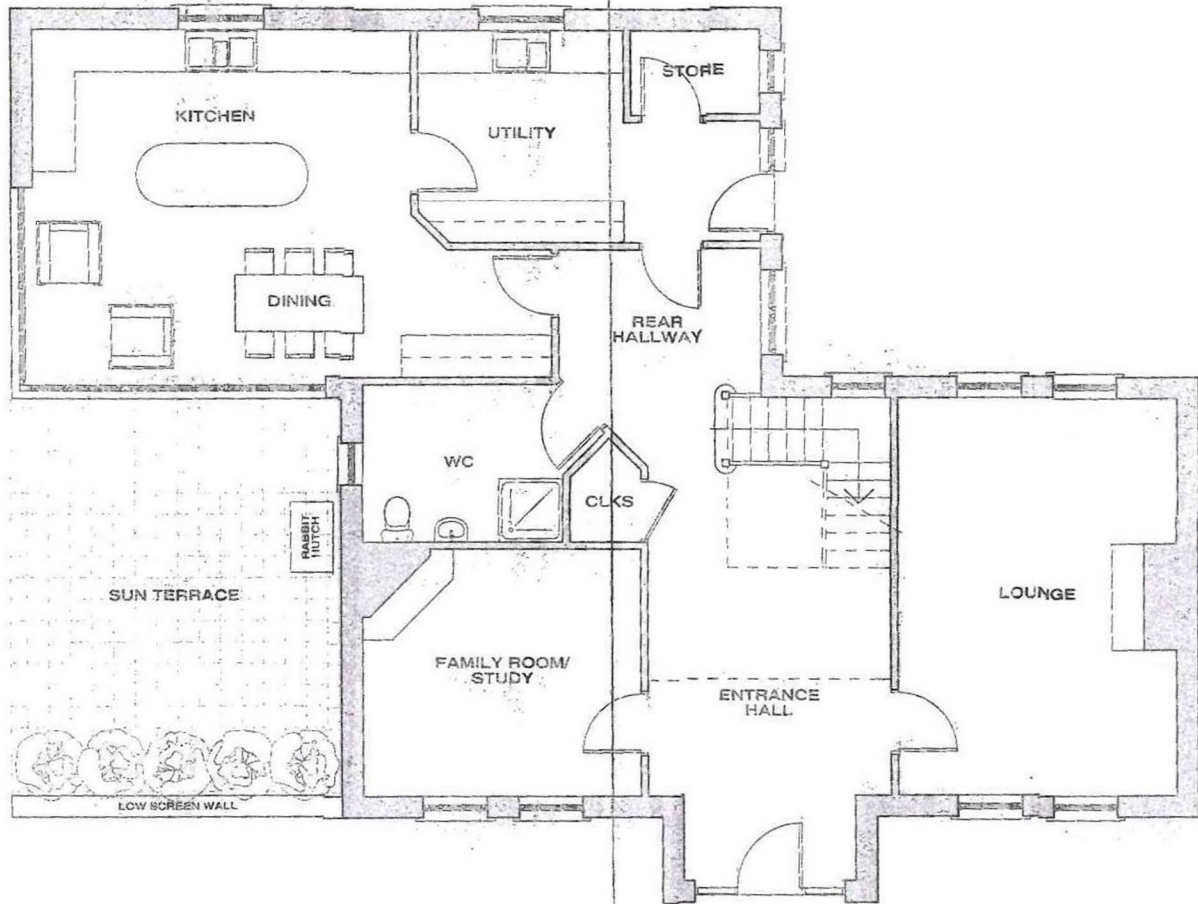






First Floor Plan as Proposed

1:50



**APPROVAL OF PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **X/2012/0385/F**

Date of Application: **13th September 2012**

Site of Proposed Development: **50 Vestry Road  
Ballygowan  
Newtownards  
BT23 6HQ**

Description of Proposal: **Replacement dwelling**

Applicant: **Henry Elvin**  
Address: **48 Vestry Road  
Ballygowan  
Newtownards  
BT23 6HQ**

Agent: **Crockard Building Design**  
Address: **24 Ballyaligan Road  
Crossgar  
Downpatrick  
BT30 9DR**

Drawing Ref: **01 - 03**

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the

development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

**Reason: Time Limit.**

2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan X/2012/0385/02 date stamped 30th January 2013 is demolished, all rubble and foundations removed and the site restored.

**REASON:** To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

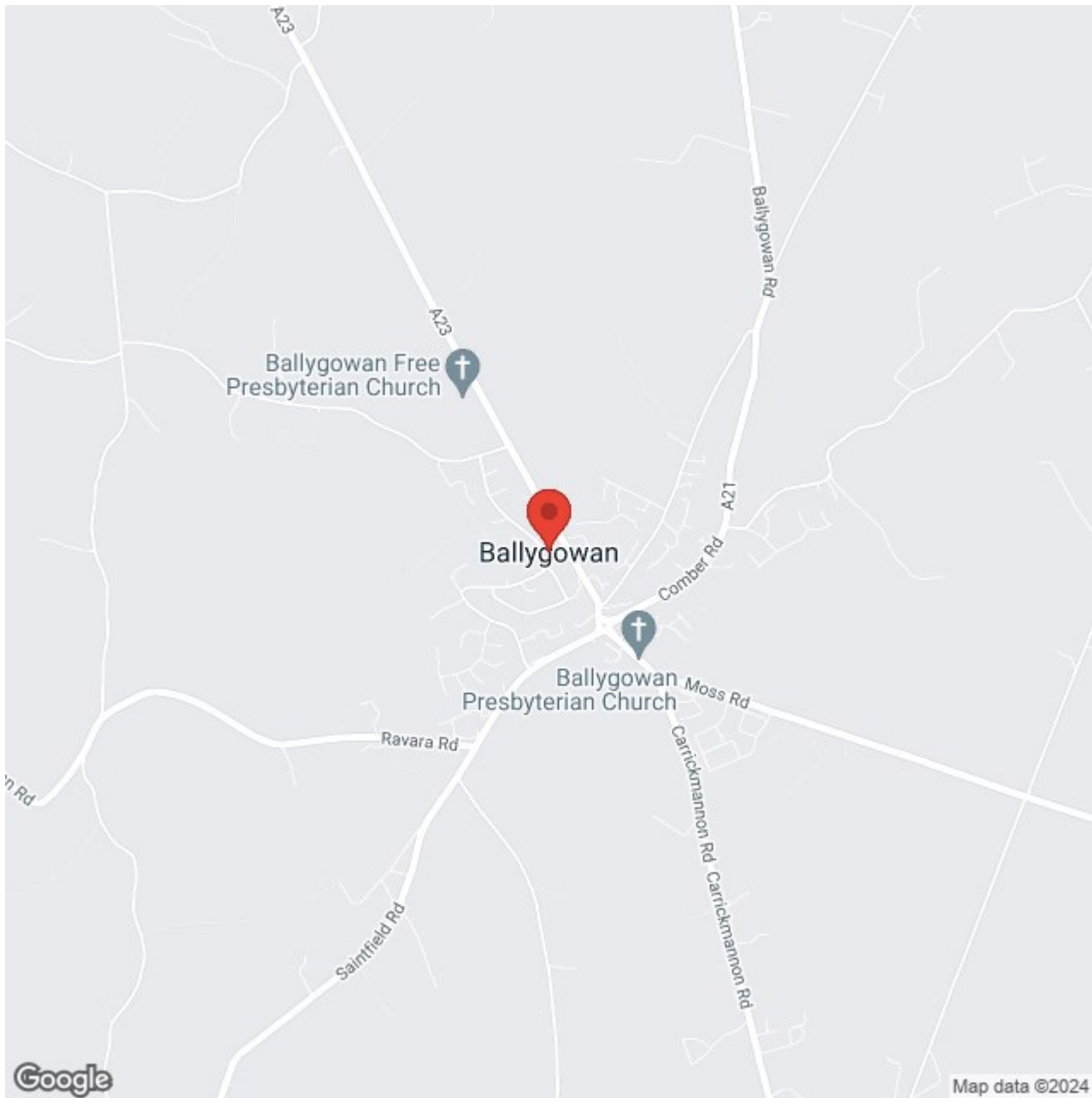
**Informatives**

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This decision relates to planning control. The Department would advise that if the proposed works require building control only, this should be obtained from the relevant District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.

Dated: 22nd February 2013

Authorised Officer 





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Comber ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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