

**Tim Martin**  
— .co.uk



**Freehold Building Site Adjacent To  
72 The Craig Road  
Downpatrick  
BT30 9BG**

**Guide Price  
£120,000**

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

## SUMMARY

Situated close to the junction of the Craig Road and Scaddy Road, this quality freehold building site extending to about 1 acre has Reserved Matters Full Planning Permission for a 1½ storied detached residence.

The south facing site includes, two substantial stores with electricity providing a ready-made opportunity for those with a desire for space for a hobby or to run a business from home.

A former cottage (to be demolished as per the planning), is situated on the opposite side of the county road.

The site provides ample space for the keen gardener or the possibility of creating a small paddock for a pony.

Situated within easy reach of Downpatrick, Killyleagh and Crossgar with a good selection of schools available in the vicinity.

## FEATURES

- Freehold Building Site
- Extending To One Acre
- Close To The Junction Off The Craig And Scaddy Road
- Pleasing Views And Catches Sunlight From Early Morning To Late Evening
- Planning Permission for 1½ Storied Detached Residence
- Good Frontage To The Road
- Two Large Stores On The Site For Storage
- Mains Services Include Water And Electricity



**Oifig an Iúir  
Newry Office**  
O'Hagan House  
Monaghan Row  
Newry  
BT35 8DJ

**Oifig Dhún Pádraig  
Downpatrick Office**  
Downshire Civic Centre  
Downshire Estate, Ardglass  
Road  
Downpatrick BT30 6GQ

PH 0330 137 4036  
planning@nmandd.org  
www.newrymouredown.org

## **PLANNING PERMISSION**

### **Planning Act (Northern Ireland) 2011**

Application No: **LA07/2022/1689/F**

Date of Application: **27 October 2022**

Site of Proposed  
Development:

**Adjacent to No 72 The Craig Road, Downpatrick.**

Description of Proposal:

**Renewal of planning approval LA07/2017/1546/F  
(Replacement Dwelling)**

Applicant: Mr Alastair Ferris  
Address: 34 Scaddy Road  
Crossgar  
BT30 9BP

Agent: 2R Design  
Address: 40 Inishmore  
Killyleagh  
BT30 9TP

Drawing Ref: **PL03 Approved, PL01 Approved, PL04 Approved**

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 must be begun within five years from the date of this permission.  
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
2. The development hereby permitted shall take place in strict accordance with the following

approved plans: **PL01, PL03 and PL04**

Reason: To define the planning permission and for the avoidance of doubt.

3. The dwelling hereby permitted shall not be occupied until the existing building, coloured GREEN on the approved plan Drawing No. **PL01** is demolished, all rubble and foundations have been removed and the site restored in accordance with the details on the approved plans.

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

4. The vehicular access, including visibility splays and any forward sight line shall be provided in accordance with the approved plan Drawing No PL03, prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

6. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

7. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of 1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

8. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of

1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

9. The dwelling hereby permitted shall not be occupied until a post and wire fence is erected along the boundary as defined in blue on Drawing No **PL03**

Reason: To ensure the proposal is in keeping with the character of the rural area.

10. All hard and soft landscaping works shall be carried out in accordance with approved details as shown on drawing LA07/2017/1546/02. The works shall be carried out prior to the occupation of any part of the dwelling.

Reason: to ensure the provision, establishment and maintenance of a high standard of landscape.

11. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the council gives its written consent to any variation.

Reason: to ensure the provision, establishment and maintenance of a high standard of landscape.

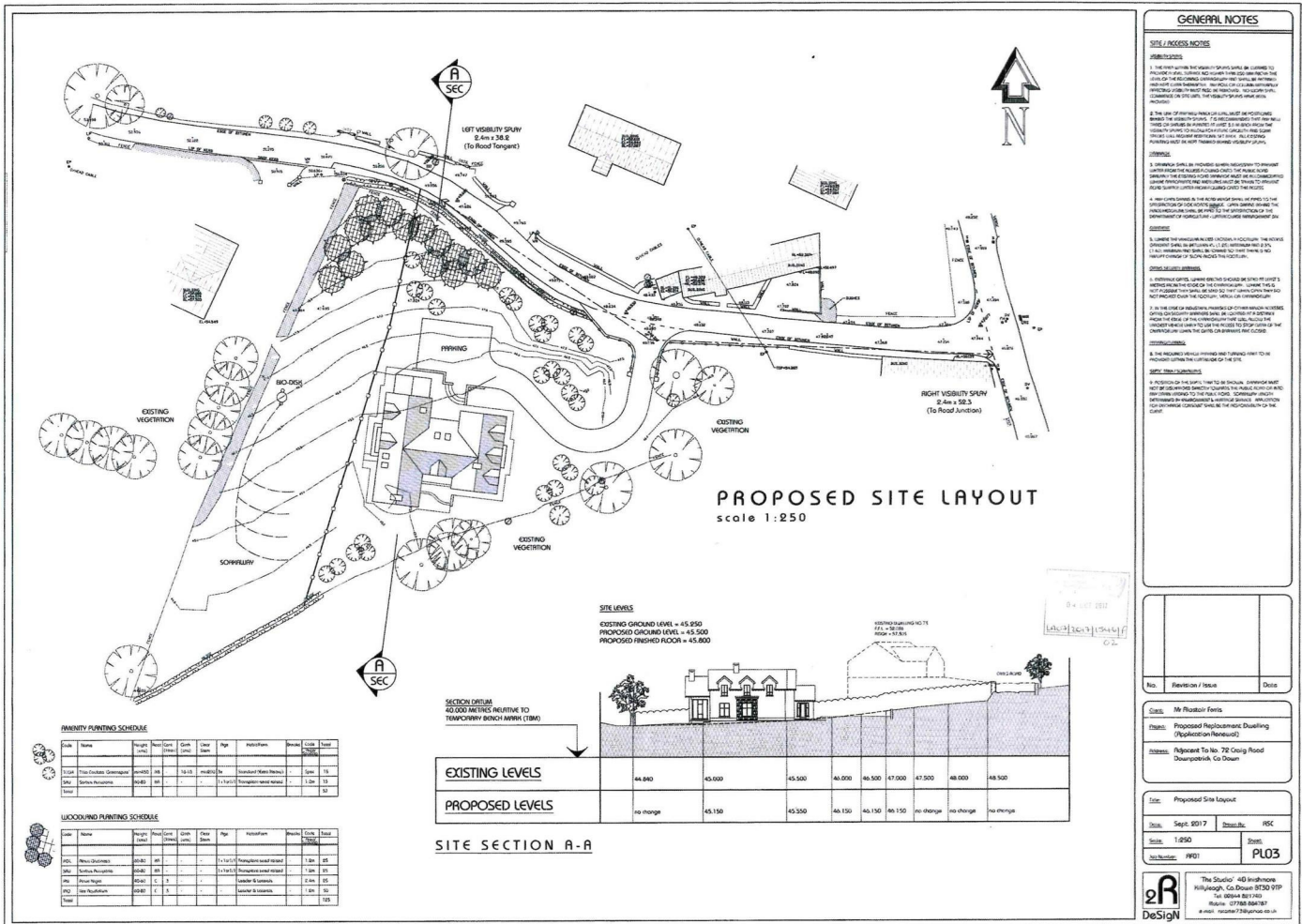
12. The development hereby permitted shall take place in strict accordance with the following approved plans: **PL01, PL03 and PL04**

Reason: To define the planning permission and for the avoidance of doubt.

**Dated: 21 April 2023**

**Authorised Officer:**





**Land & Property Services**  
 Seirbhís Talún & Maoine  
 THE LAND REGISTRY | CLARLANN NA TALÚN

Date: 17 Apr 2024  
 County: Down  
 Folio: 1:2500  
 Our Ref: 2024/309613  
 Your Ref: The Craig Road  
 Map Ref(s): 20512SW,20516NW

Sheet 1 of 1

**Key to folio labels:**

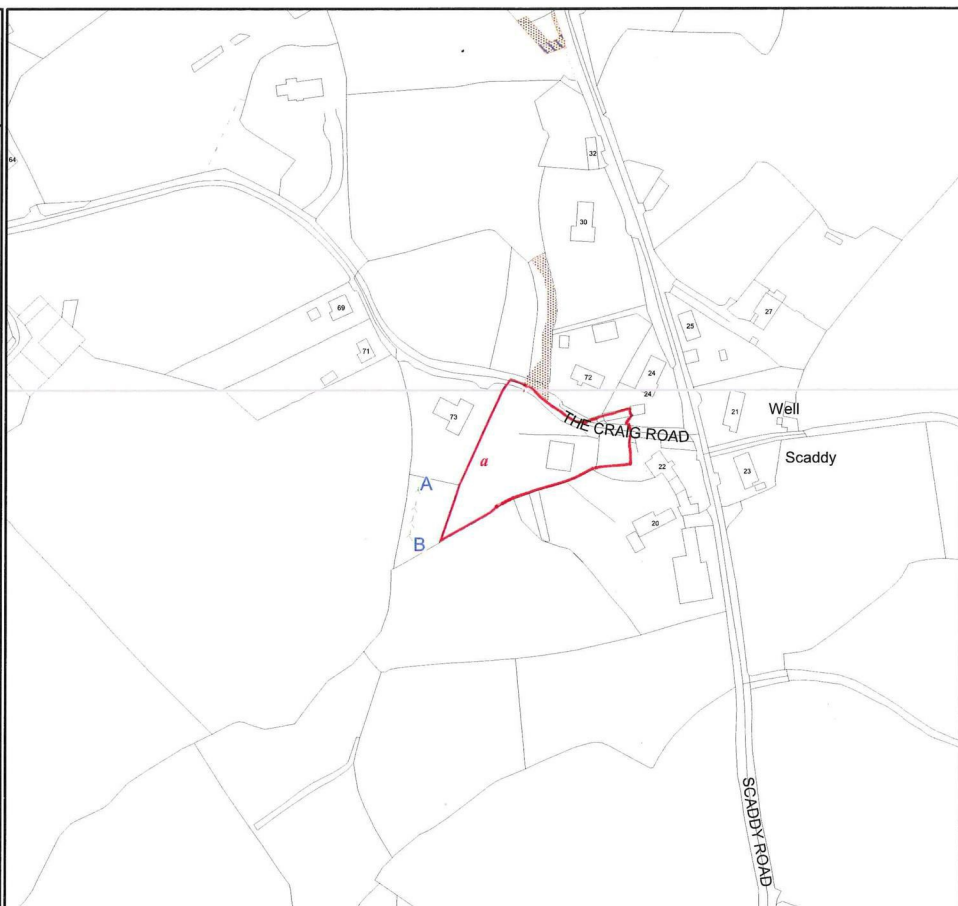
This map is for location purposes only (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1984 as amended by paragraph 19 of the Schedule to the Amendment Rules 2000). Folio boundaries are not guaranteed. (Section 64 of the Land Registration Act (Northern Ireland) 1970). The co-existence of Land Registry markings and OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

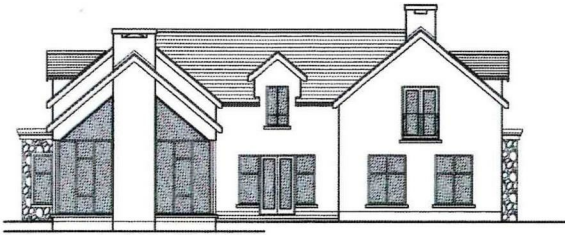
This map has been prepared using the largest scale Land Registry map available for the area. Any Future Deed map should be based on the largest scale OSNI Grid Plan available for the area.

N.B. Folio boundaries are not conclusive (unless so described on the folio). See 364 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original instrument or Document should be inspected.

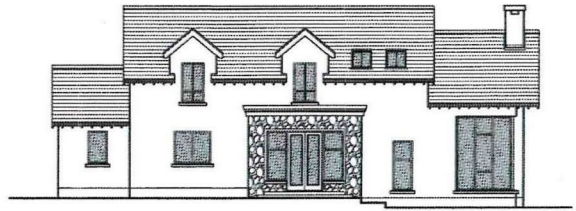
This copy map shows the location of the lands comprised in the folio listed above.

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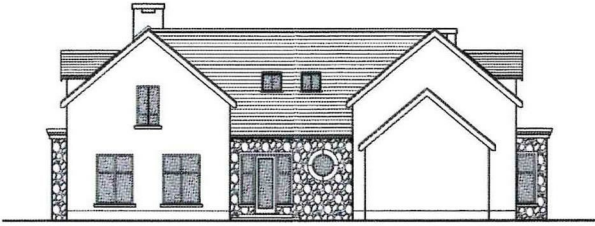




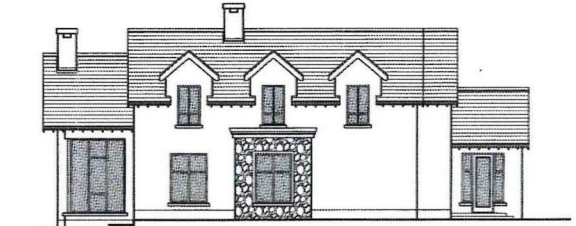
SOUTH ELEVATION



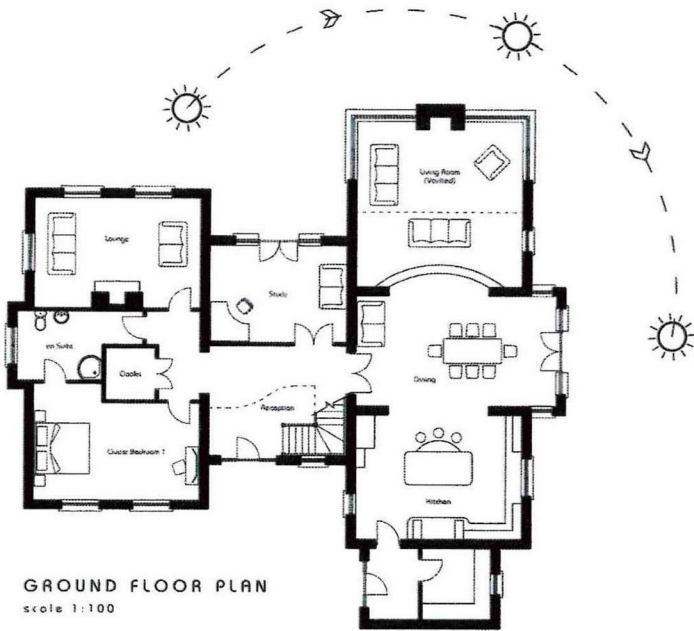
WEST ELEVATION



NORTH ELEVATION



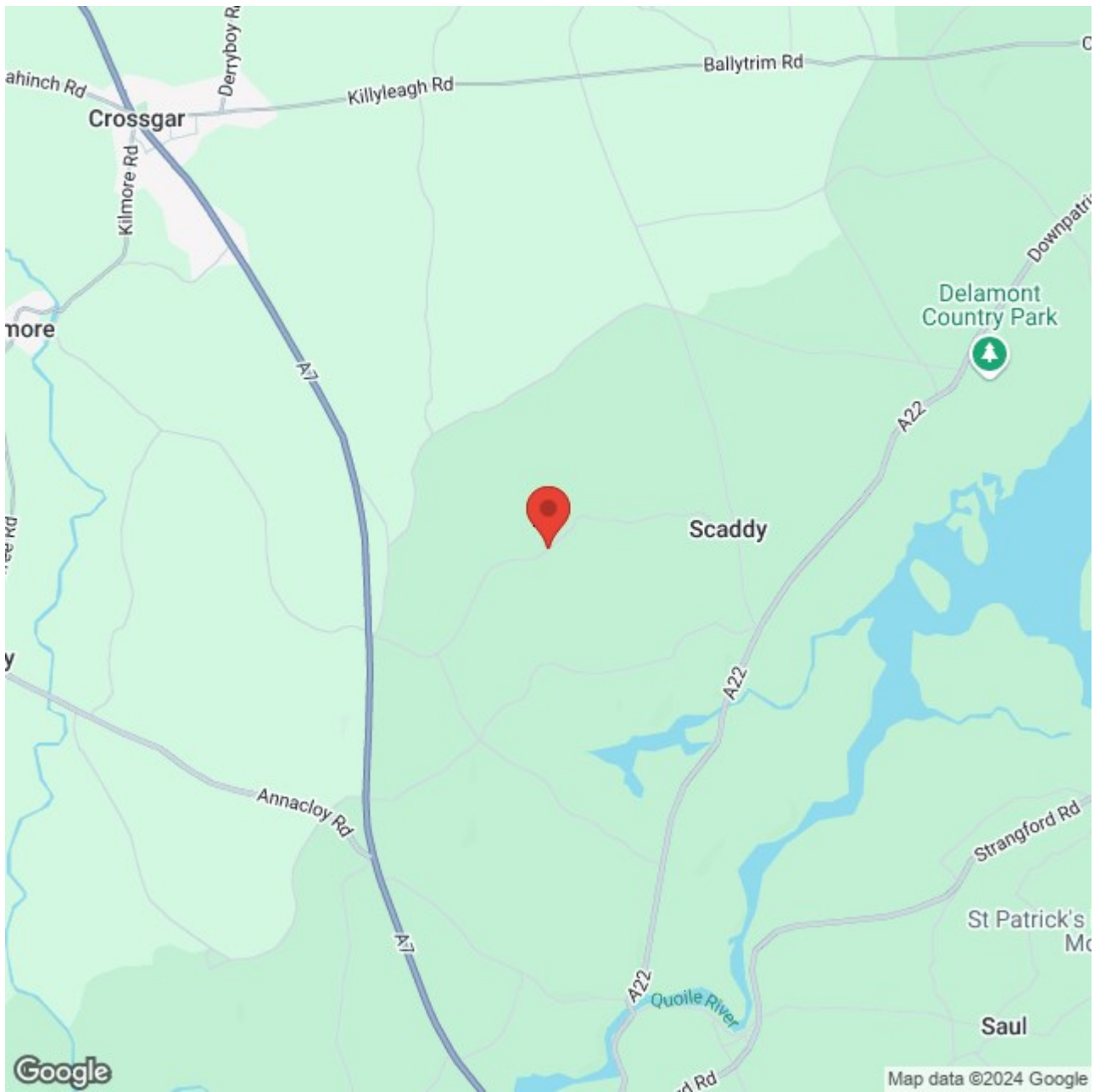
EAST ELEVATION



GROUND FLOOR PLAN  
scale 1:100



FIRST FLOOR PLAN  
scale 1:100



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| 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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