

Tim Martin

.co.uk



Building Site & Agricultural Lands
Between
2 & 4 Templeburn Road
Crossgar
BT30 9NF

Offers Around
£150,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated a short walk from Raffrey crossroads, we are pleased to offer this quality ½ acre building site with circa 2.5 acres of agricultural lands, enjoying good frontage to the country road.

Full planning permission has been granted for a detached bungalow and double garage as contained in application number LA07/2020/0243/F

The agricultural lands currently in grass are situated directly to the rear of the site and provides quality grazing for those wishing to keep a horse and / or livestock.

Further details and plans available from the agents.

ig to be retained /
1st roof slate, the gabled
is feature - colour

ERC:
arch profiled gutter system
circular profiled downpipes
ok

color: colour off white
1 to sun lounge, master
suite & porch area

EXTERNAL DOORS:
to be glazed with fibreglass
& transoms as per
colour white



FRONT ELEVATION PROPOSED



REAR ELEVATION PROPOSED



END ELEVATION PROPOSED



HEADLAND DESIGN		Co. Bally Street Enniscorthy - 5124 907 T: 0711110056	
CLIENT Mr Patterson	architectural design and planning services	DRAWING TITLE Proposed Elevations	
PROJECT Proposed infill dwelling and garage at lands between 2 & 4 Templeburn Road, Raffrey, Crossgar		PROJECT No. MJ/ptr/mrd	DRAWING No. ptr2_PLN1_5
		DATE JAN2020	SCALE 1:100

Marie Ward
Chief Executive



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**
**Newry, Mourne
and Down**
District Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2020/0243/F**

Date of Application: **5th February 2020**

Site of Proposed Development: **Lands between outbuildings and 2 and 4 Templeburn Road
Raffrey
Crossgar**

Description of Proposal: **Infill dwelling and garage**

Applicant: Mr K Patterson
Address: 1 Templeburn Road
Raffrey
Crossgar
BT30 9NF

Agent: Headland Design
Address: 2a Bridge Street
Lisburn
BT28 1XY
info@headlanddesign.com

Drawing Ref: **pttr2_PLN1_1/6, pttr2_PLN1_2/6, pttr2_PLN1_3/6, pttr2_PLN1_4/6,
pttr2_PLN1_5/6, pttr2_PLN1_6/6**

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

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

**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

0300 013 2233 (Council)
0300 200 7830 (Planning)
council@nmandd.org
www.newrymournedown.org

**Ag freastal ar an Dún
agus Ard Mhacha Theas**
Serving Down
and South Armagh



2. The development hereby permitted shall take place in strict accordance with the following approved plans **pttr2_PLN1_1/6, pttr2_PLN1_2/6, pttr2_PLN1_3/6, pttr2_PLN1_4/6, pttr2_PLN1_5/6, pttr2_PLN1_6/6**

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

3. The vehicular access, including visibility splays and forward sight distance shall be provided in accordance with detailed plan ref: pttr2_PLN1_2/6 prior to the commencement of any 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 level 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.

4. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m 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

5. All hard and soft landscape works shall be carried out in accordance with the approved details as shown on Drawing Ref: pttr_2 PLN1_ 2/6 and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the development.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. 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.

Informatives

1. This decision relates to planning control and does not cover any other approval which may be necessary under other legislation.
2. Notwithstanding the terms and conditions of the Councils approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department of Infrastructure consent before any work is commenced which involve



making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is 129 Newcastle Rd Seaforde. A monetary deposit will be required to cover works on the public road.

3. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
4. The onus is on the developer to find out if there is existing water and sewer infrastructure within their property. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-ordination Team.
5. The applicant must ensure that sufficient land is, and will be, available, in the final development to accommodate septic tank and effectual dispersal system. To achieve this, the applicant should engage the service of a suitably qualified person. The developer is advised that no work should be undertaken until such is approved.
6. 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.
7. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
8. 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.

Dated: 16th June 2020

Authorised Officer

ACEmap® Single

Printed: 24/05/2024 Customer Ref:
Centre Point (Easting, Northing): 346513, 356952

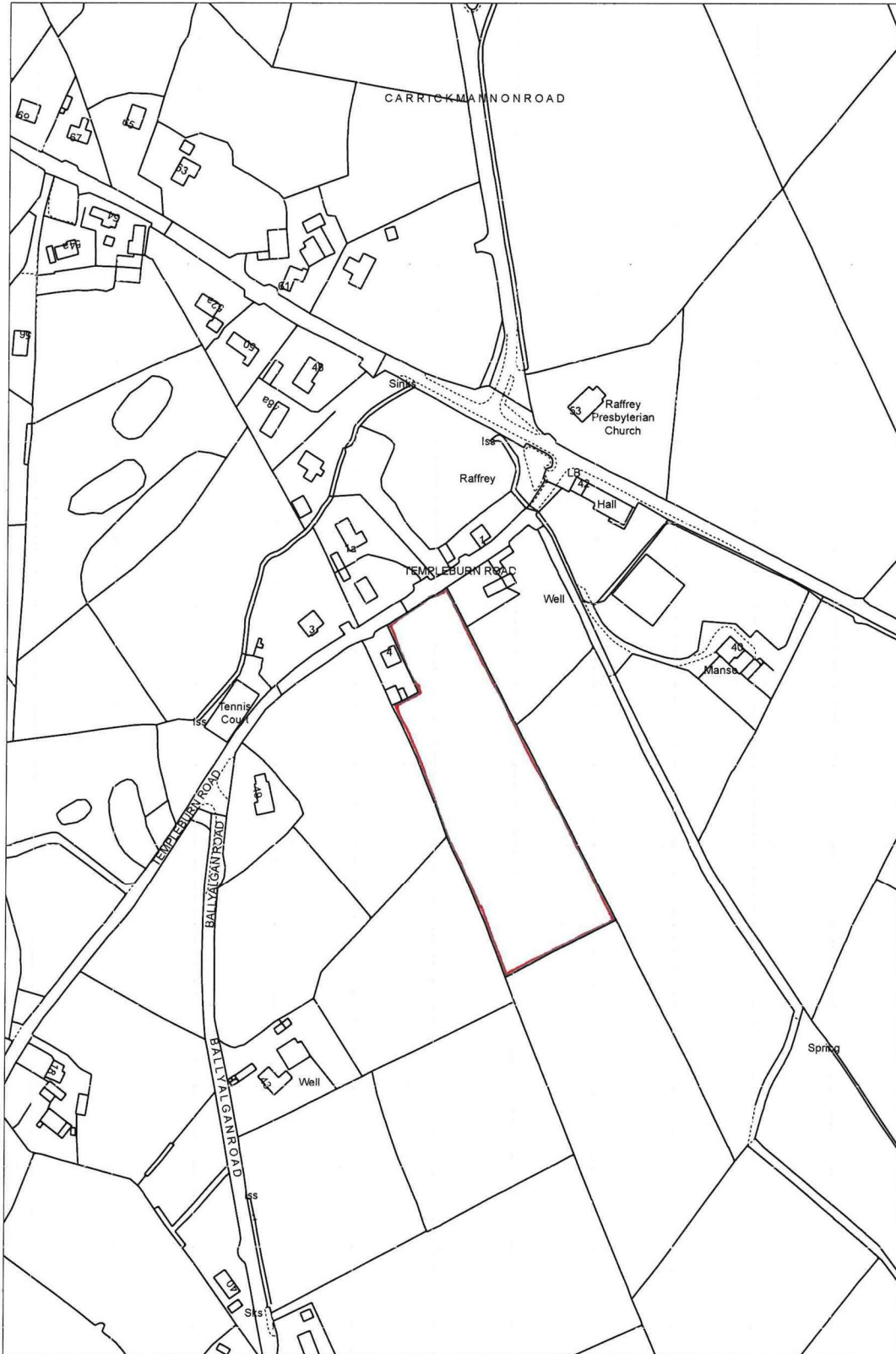
Scale: *NOT TO SCALE*
Order no. ORD154110
Plan No. 18611NW

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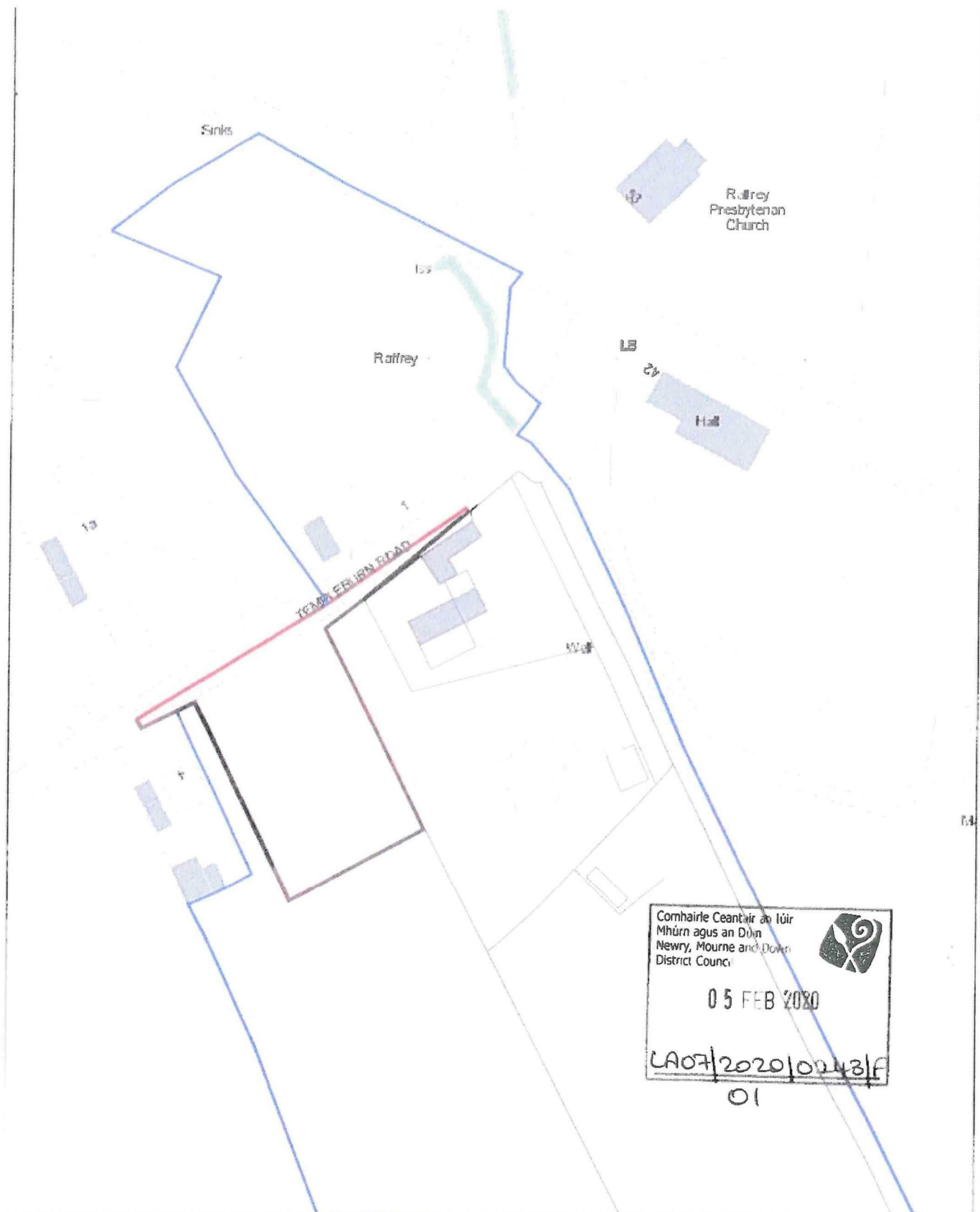
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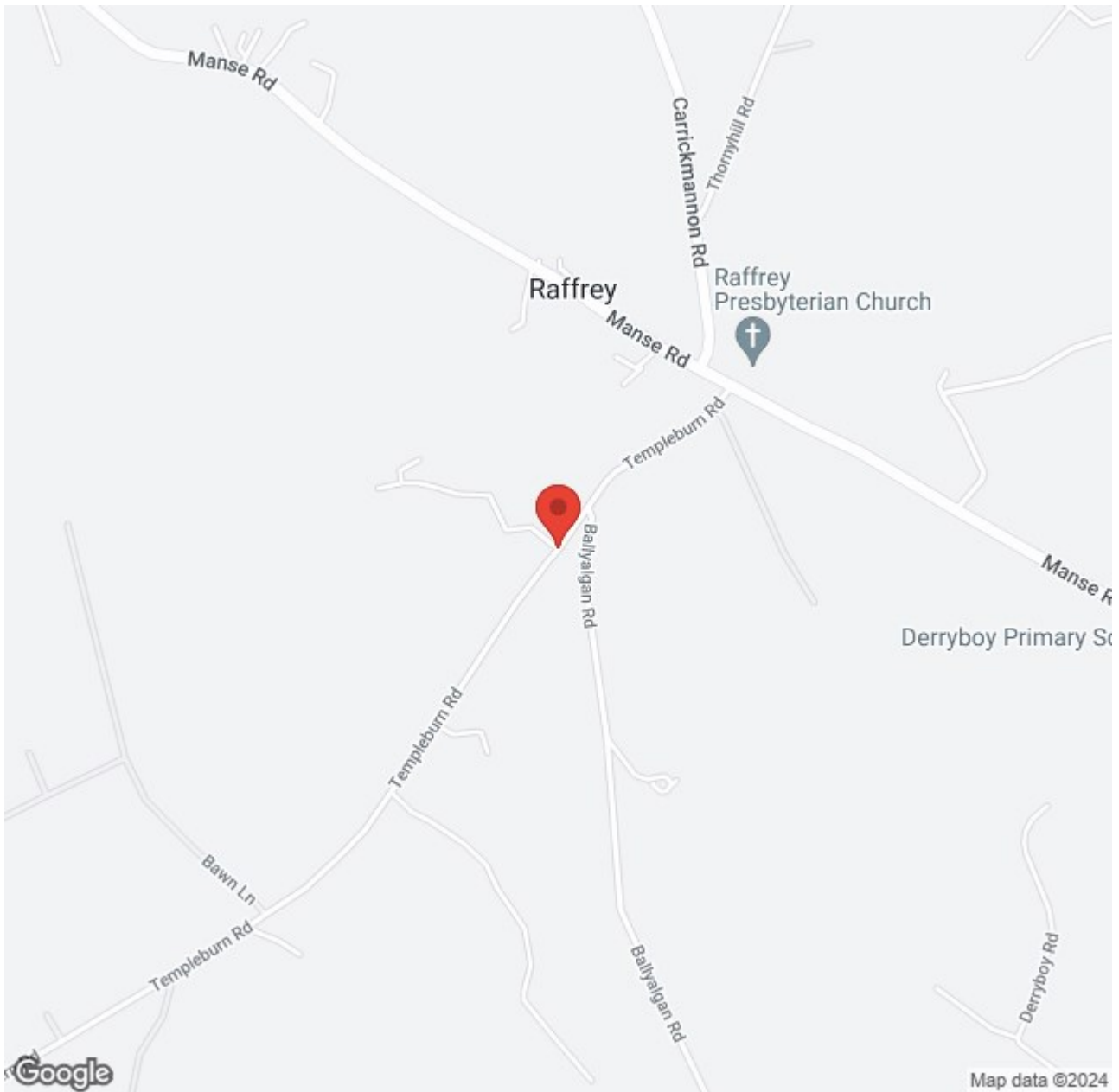
Comhairle Ceantair an Iúir
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 Newry, Mourne and Down
 District Council

05 FEB 2020

LA07/2020/0043/F
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HEADLAND DESIGN architectural design and planning services		2a Bridge Street Lisburn - BT28 1XY T: 0711178950 dh@headlanddesign.com	
CLIENT Mr Patterson		DRAWING TITLE Site Location Map	
PROJECT Proposed infill dwelling and garage at lands between 2 & 4 Templeburn Road, Raffleey, Crossgar		PROJECT No. MJ/pittrmd	DRAWING No. ptr2_PLN1_1/6
		DATE JAN2020	SCALE 1:1250



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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