

ULSTER PROPERTY SALES

**UPS**

**BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

**0289 756 1155**

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



NON ROAD - DRIVEWAY

**BUILDING SITE, ADJ. 13  
CARRICKMANNON ROAD,**

**OFFERS AROUND £99,950**





13 CARRICKMANNON ROAD - PATIO



We are pleased to offer for sale this building plot on the outskirts of the ever popular village of Ballygowan. The site extends to approx. 0.2 of an acre with full planning permission for a detached four bedroom residence and detached garage. The site is conveniently located to all the local amenities and within easy commuting distance of Belfast and beyond. With so much to offer this site is sure to appeal to many so early viewing is advised.



# Key Features

- Full Planning Permission
- Four Bedroom Detached Residence
- Living room
- Kitchen / living/ dining area
- Master bedroom ensuite
- Off street parking
- Good sized site
- Popular location
- Planning for Detached Garage

**APPROVAL OF PLANNING PERMISSION**  
Planning Act (Northern Ireland) 2011

Application No: LA06/2020/15/FP  
Date of Application: 11th July 2022

Site of Proposed Development: **Land between 1 and 15 Carrickmanon Road, Ballygowan, BT23 6JH**

Description of Proposal: **Detached dwelling with garage and access - Change of house type from previous approval LA06/2017/1339/P**

Applicant: **Mr and Mrs S Malherd**  
Address: **13 Carrickmanon Road Ballygowan BT23 6JH**

Agent: **Hanlon House 37 Moy Street Belfast BT2 5LE**

Drawing Ref: **LA06/2020/15/01\_02\_03\_04\_05\_06\_07**

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.

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for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

2. The vehicle access, including visibility splay and any forward sight distance, shall be provided in accordance with the Proposed Site Layout Plan, Drawing No. LA06/2020/15/03 being the stamp dated 11/07/2022 prior to the commencement of any other development hereby permitted.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
3. The area within the visibility splay and any forward sight line shall be cleared of obstructions and any forward sight line shall be clearly defined by engineering contrivances and such splay 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 5m across the road boundary. Where the width of the main access is less than 5m, the maximum width shall be 5m and the maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the roadway.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
5. The hard and soft landscape works shall be carried out in accordance with the proposed landscape plan and shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.  
Reason: In the interest of visual amenity.
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, another tree, shrub or hedge of the same species and size as that originally planted shall be planted in 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.

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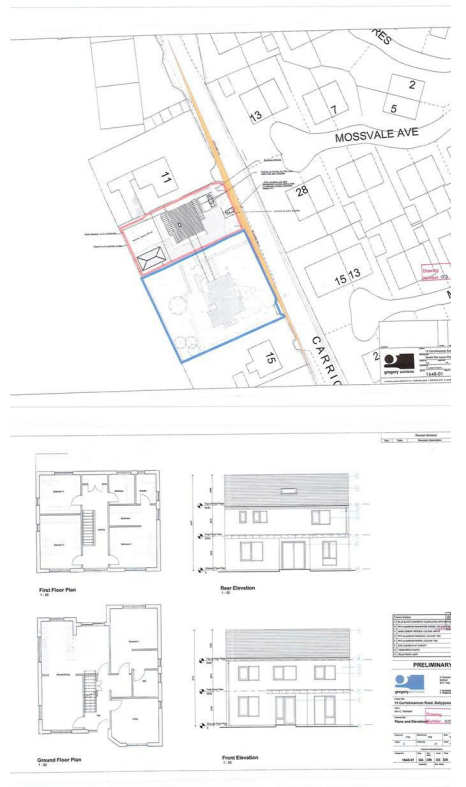
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The Council in pursuance of its powers under the above-mentioned Act hereby

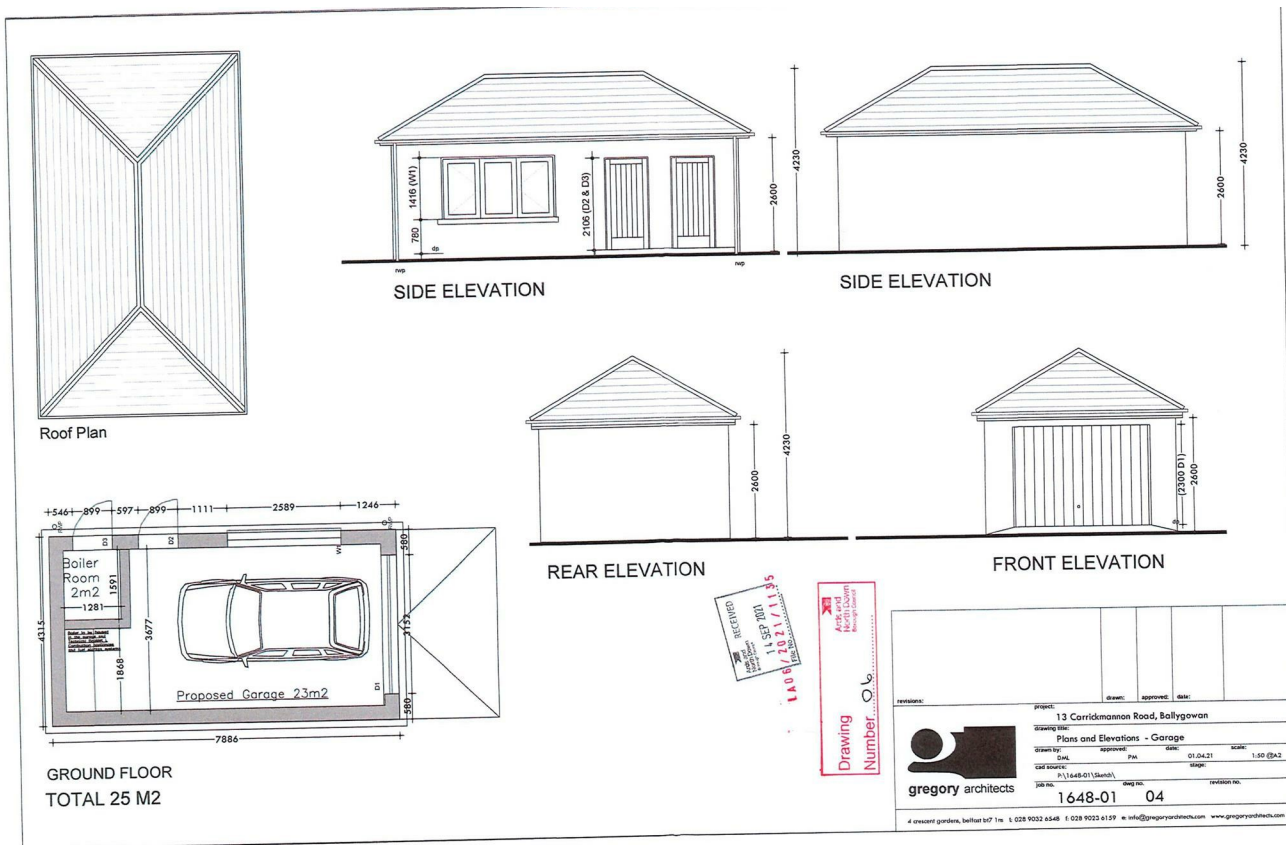
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for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

7. The existing boundaries of the site, as indicated between points A and B on the site plan, shall be retained and maintained in accordance with the Proposed Site Layout Plan, Drawing No. LA06/2020/15/03 being the stamp dated 11/07/2022 prior to the commencement of any other development hereby permitted.  
Reason: To ensure the development complies with the local area and to preserve the maintenance of existing trees.
8. The area within the visibility splay and any forward sight line shall be cleared of obstructions and any forward sight line shall be clearly defined by engineering contrivances and such splay 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.







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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

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