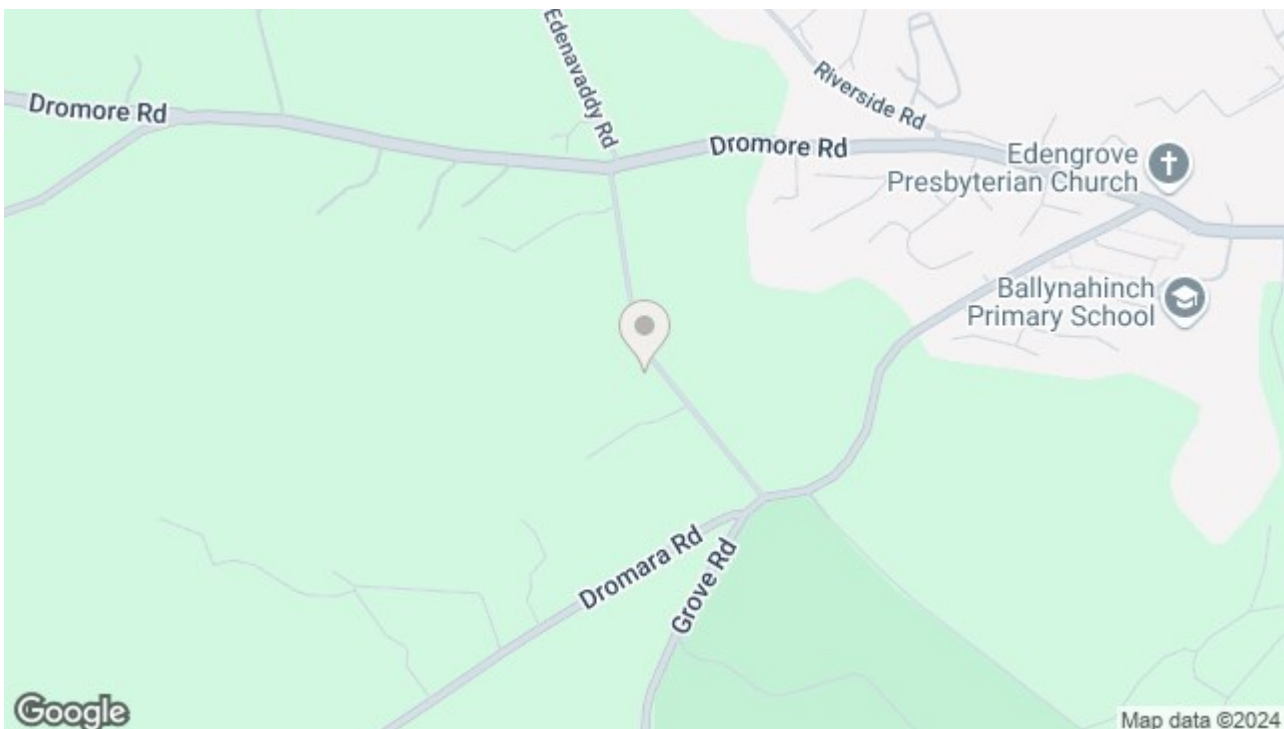




12 EDENAVADDY ROAD, BALLYNAHINCH, DOWN, BT24 8JJ



OFFERS AROUND £199,000

We are pleased to offer for sale this site with outline planning permission for a detached dwelling. The site extends to approx. half an acre with mature gardens and beautiful countryside views, and is conveniently located on the Edenavaddy Road just outside of Ballynahinch.

There is currently a pre fabricated building on the site and the accommodation comprises living room, sitting room, kitchen with space for dining, utility room and W/C. There are three bedrooms (one with ensuite) and a family bathroom.

The property is surrounded by mature gardens with an array of trees and shrubbery and separate outhouse. Approached via double gates onto tarmaced driveway with ample space for parking.

We would recommend early viewing. Please note this sale will be subject to cash offers only.



At a glance:

- Site with OPP for detached dwelling on a Half Acre Plot
- 3 Bedrooms (one with ensuite)
- Kitchen / Dining & Separate Utility
- Mature Gardens with Countryside Views
- Pre fabricated building
- 2 Reception Rooms
- Bathroom and Separate W/C
- Outhouse

Entrance Hall

3'7" x 14'1"

PVC glazed front door and side panel window into entrance hall.

Living Room

13'3" x 17'2"

Bay window to front. Double doors through to sitting room.

Sitting Room

12'7" x 13'2"

Side facing. Space for formal dining.

Kitchen/Dining Room

12'7" x 14'9"

Range of high and low rise units with stainless steel sink and drainer. Recess for cooker with overhead extractor fan and dish washer. Archway through to living room. Space for dining.

Utility Room

10'8" x 10'0"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Through to W/C.

WC

2'9" x 10'0"

White suite encompassing low flush W/C and wash hand basin.

Bedroom 1

12'9" x 9'9"

Rear facing.

Bedroom 2

13'4" x 11'9"

Front facing with ensuite.

En-suite

9'5" x 2'7"

White suite encompassing low flush W/C and wash hand basin. Part tiled walls.

Bedroom 3

9'5" x 9'10"

Front facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath. Part tiled walls.

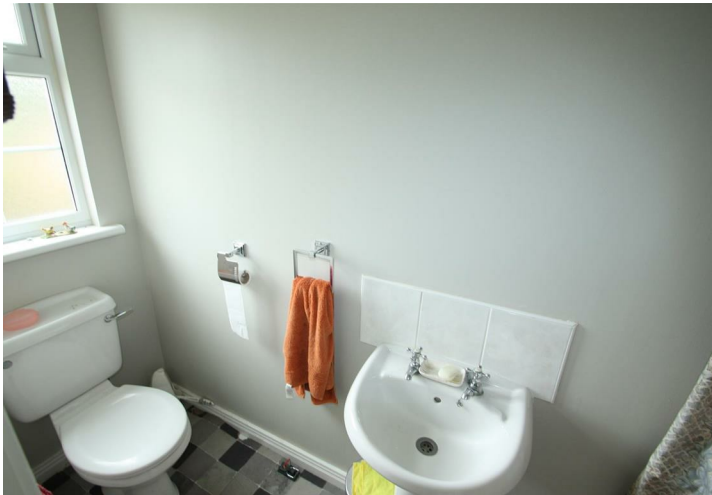
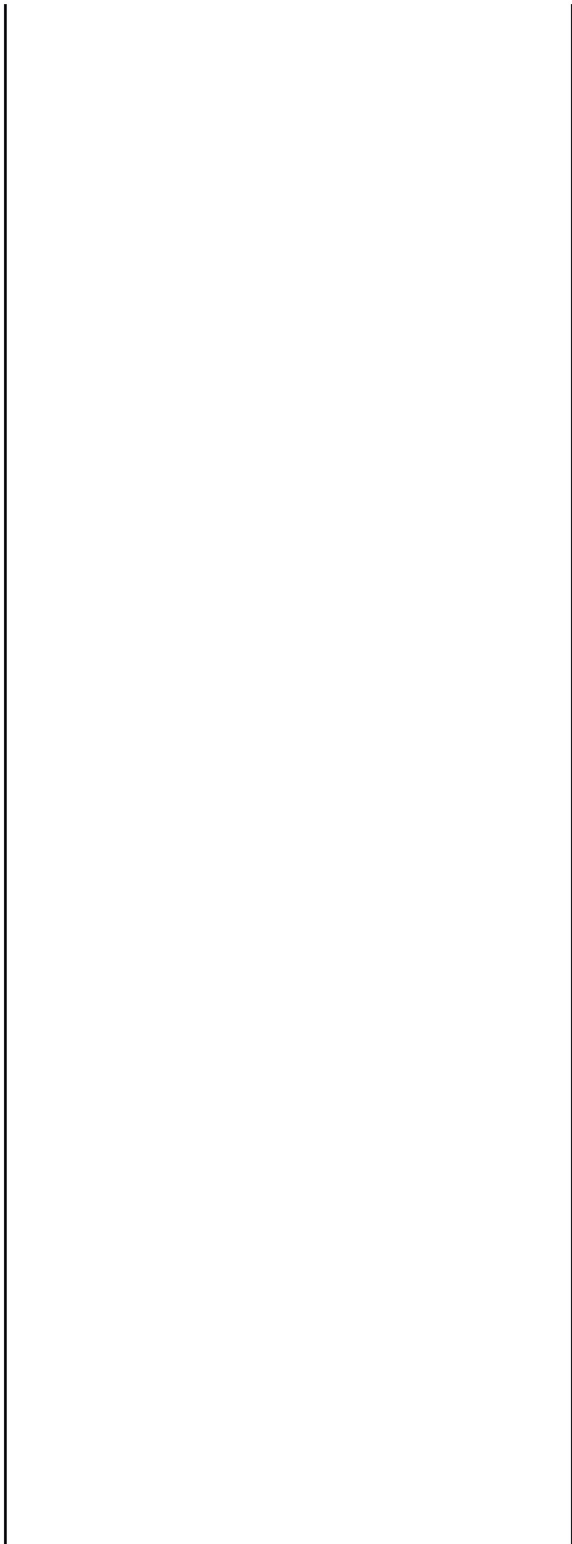
Outside

To the front - accessed via gates to tarmaced driveway with ample space for parking. Mature gardens surround the property with an array of trees and shrubbery. To the rear is a paved patio area with feature flowerbeds. Garden house.

Outhouse



Outhouse for storage.















OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2024/003210**

Date of Application: **8 December 2023**

Site of Proposed Development:
 12 Edenavaddy Road
 Ballykine Upper
 Ballynahinch Down
 BT24 8JJ

Description of Proposal:
Replacement dwelling

Applicant: ~~XXXXXXXXXX~~
Address: 12 Edenavaddy Road
 Ballynahinch
 BT24 8JJ

Agent: Paul Jenkins
Address: 40a Mount Merrion Park
 Rosetta
 Belfast
 BT6 0GB

Drawing Ref: site location plan 01

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

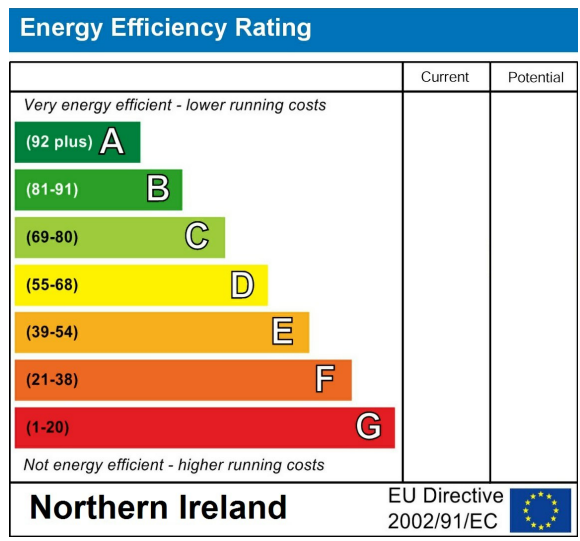
GRANTS OUTLINE PLANNING PERMISSION

- If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by one or more of the same species in the same location or a species and size as specified by the Council. Reason: To ensure the continuity of amenity afforded by existing trees.
- No development shall take place until details of drains, kerbs walls or any other proposed structures and all boundaries (including retained trees) in addition to the proposed dwelling have been submitted to and approved by the Council. The development shall be carried out in accordance with the approved plans. Reason: To ensure that the development is in keeping with the locality.

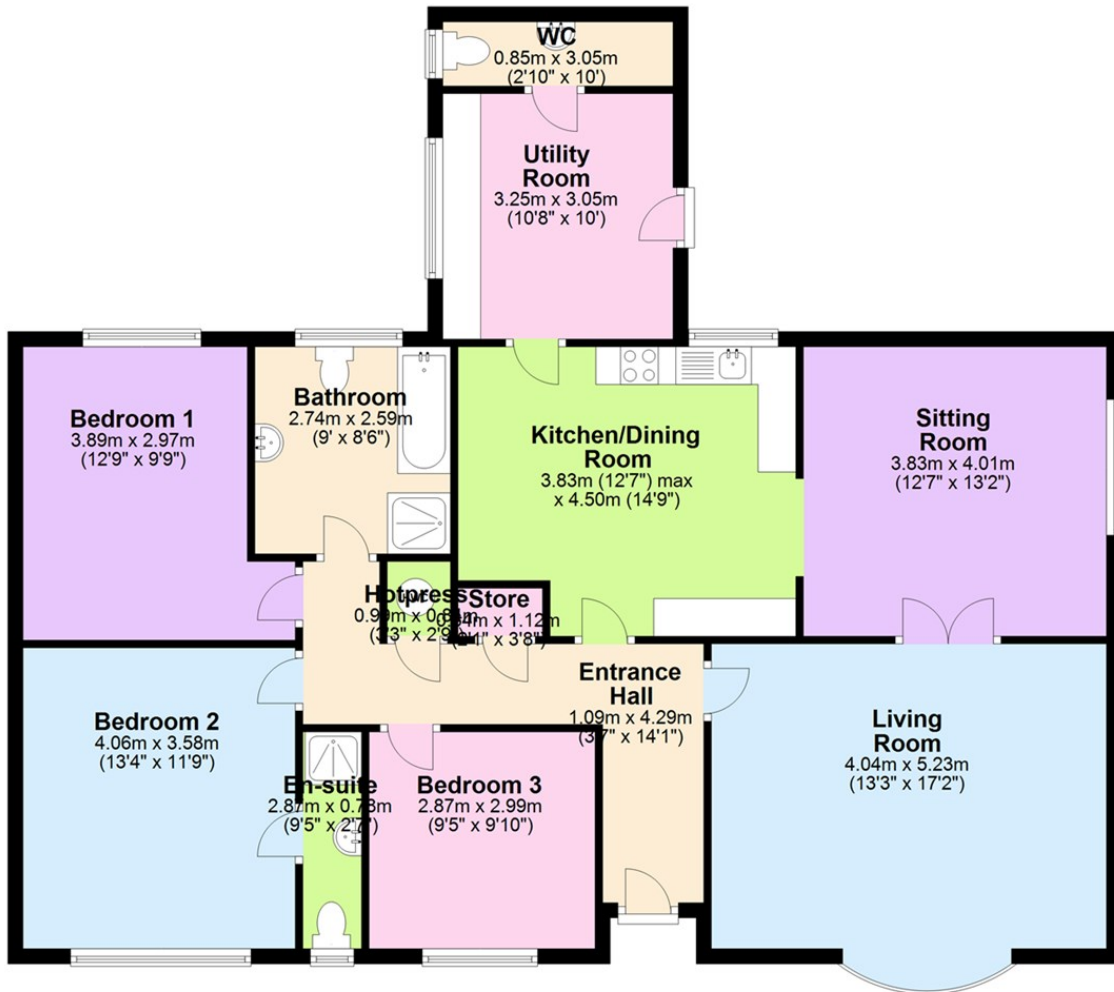
Informative

- The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
 - kill, injure or take any wild bird; or
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built;
 - at any other time take, damage or destroy the nest of any wild bird included in Schedule A1, or
 - obstruct or prevent any wild bird from using its nest; or
 - take or destroy an egg of any wild bird; or
 - disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young.
- Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall be guilty of an offence and shall be liable to a maximum and removal should not be carried out during the bird breeding season (including 1-14 March to 31st August, unless pre-dispatch surveys show an absence of breeding birds.

- The permission does not alter or extinguish or otherwise affect any existing or valid right of way, easement, right of way or other right or privilege or any other right or privilege.
- For the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:
 - Application for approval of the reserved matters shall be made to the Council within 3 months of the date of this permission is granted and the development, thereby permitted, shall be begun by the applicant within the following periods:
 - the erection of 5 years from the date of this permission; or
 - the erection of 2 years from the date of approval of the last of the reserved matters to be approved.
 Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.
 - Approval of the details of the siting, design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development has commenced. Reason: To ensure that the development is in keeping with the locality and that the reserved matters approved by the Council are carried out in accordance with the approved plans.
 - The development hereby permitted shall take place in accordance with the following approved plan: - site location plan 01. Reason: To define the planning permission and for the avoidance of doubt.
 - The construction of the dwelling hereby permitted, including the clearing of the soil, shall not commence until the existing dwelling (coloured green on approved plan 01) is demolished and the site is returned to its original condition in accordance with the details of the approved plans. Reason: To preserve the amenity of the area and prevent an accumulation of dwellings on the site.
 - No development shall take place until a plan indicating floor levels of the proposed dwelling and the existing ground levels and proposed ground levels has been submitted to and approved by the Council. Reason: To ensure the dwelling integrates into the landscape.
 - The depth of underpinning between finished floor level and existing ground level shall not exceed 0.30 metres at any point. Reason: In the interest of visual amenity.
 - All existing boundaries (with the exception of the access) shall be permanently retained intact. No retained tree shall be cut down, uprooted or destroyed or have its roots




Ground Floor



3. The production of this plan is the responsibility of the developer to ensure that it complies with the requirements of the Planning Department.

Dated: 28 August 2024

Authorised Officer:



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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
028 7772 5192

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

