

**Tim Martin**  
.co.uk



**Freehold Building Site and Agri Lands**  
Adj to 79 Dunover Road  
Ballywalter  
BT22 2LW

**Price Guide**  
**£300,000**

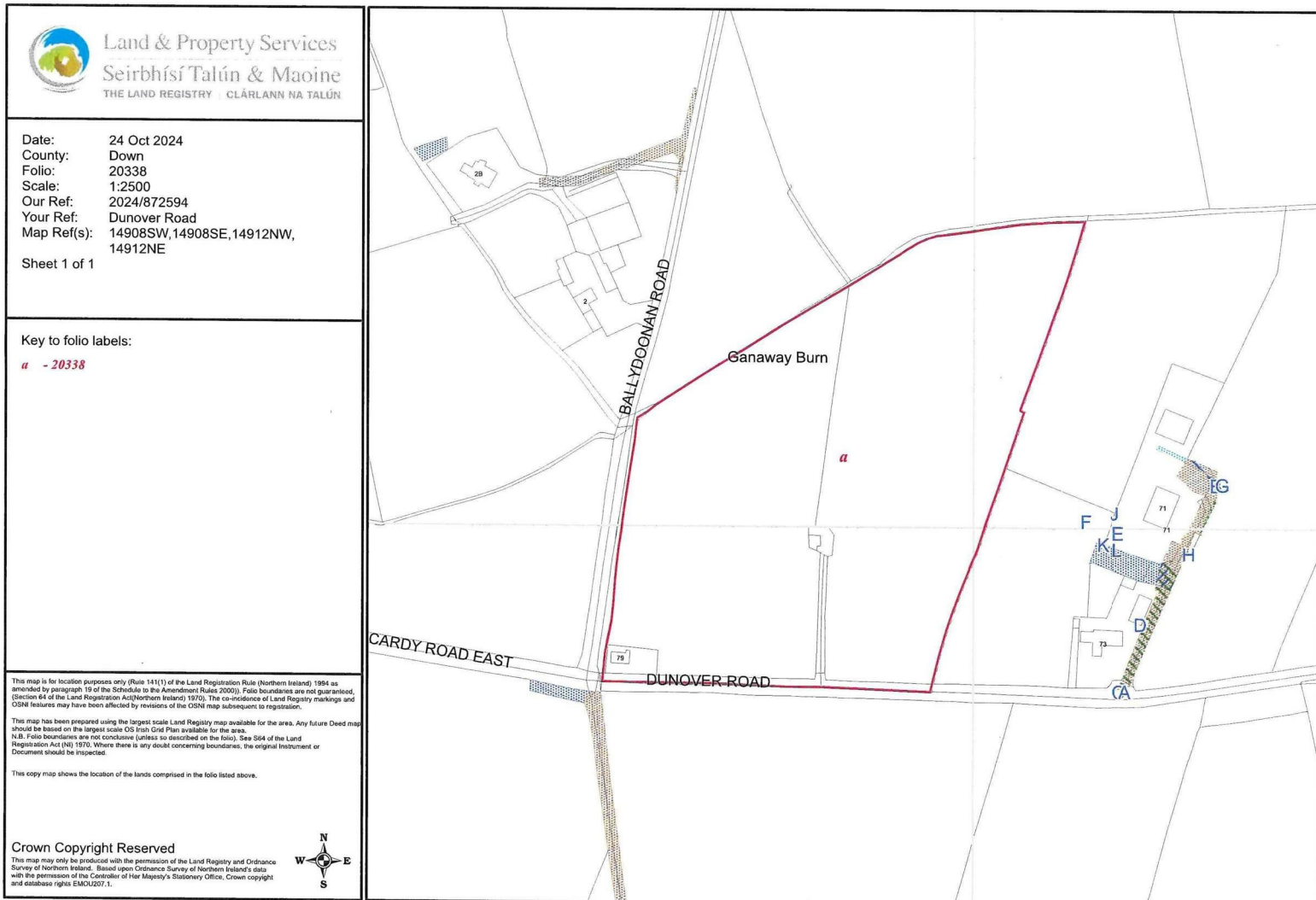
[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

# SUMMARY

A rare opportunity exists to purchase this exceptional building site and quality agricultural lands extending in total to 10.281 acres or thereabouts.

Outline planning permission was granted for an offsite replacement dwelling and garage, as contained in application no LA06/2022/0050/0 for a period of three years from 7th September 2023, with a ridge height of a maximum of 6.5 metres above finished floor level. The agricultural lands are contained in two fields, are currently laid out in two fields and provide quality grazing and are equally suitable for cutting and / or cropping.

The site enjoys pleasing views over the surrounding countryside and is convenient to Ballywalter and within easy commute to Newtownards and Bangor.





2. Except in so far as expressly conditioned below, approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Prior to the commencement of any other development hereby approved, the dwelling to be replaced, shaded in green on DRG 01A: Site Location Plan, shall be demolished with all rubble and foundations removed.

Reason: To ensure that the proposed development does not result in the creation of an additional dwelling in this Countryside Policy Area.

4. The proposed layout submitted at Reserved Matters stage shall be broadly in conformity with Drawing DRG 02A: Proposed Site Layout & Landscaping but may be subject to modification to address any specific concerns raised following consideration of the detailed submission.

Reason: To ensure that the proposed dwelling integrates into the landscape.

5. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

6. No development shall commence (other than that required to fulfil this condition) until the vehicular access has been constructed in accordance with the approved plans.

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

7. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to commencement of any works or 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.



8. A detailed structured scheme of landscaping for the site shall be submitted at "Reserved Matters" stage - at the same time as the details of the dwelling - to include details of species, numbers, sizes, siting, and spacing of trees and hedge plants. The planting as approved shall be implemented in full during the first available planting season after the occupation of the dwelling hereby approved.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.
  
9. All new boundaries of the site must be defined by a timber post and wire fence with a native species hedgerow planted on the inside. The details of the hedgerows shall be submitted and implemented in accordance with condition 4 above.

Reason: To ensure that the proposal is in keeping with the character of the rural area.
  
10. 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.
  
11. The existing natural screenings of this site, as indicated in green on the approved plan DRG 02A: Proposed Site Layout & Landscaping, shall be retained at a height of 2m unless removal is necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within 21 days.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.
  
12. A plan indicating finished floor levels of the proposed dwelling in relation to existing and proposed ground levels shall be submitted to and approved by the Council at reserved matters stage. The development shall be carried out in accordance with the details as approved.

Reason: To ensure the dwelling integrates into the landform

13. The proposed dwelling shall have a maximum ridge height of 6.5 metres above finished floor level.  
Reason: To ensure that the development is not prominent and is satisfactorily integrated into the landscape.
14. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.  
Reason: In the interests of visual amenity.
15. A suitable buffer of at least 5m must be maintained between the location of all construction works (including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc.) and the watercourse on site as shown on DRG 02A: Proposed Site Layout & Landscaping.  
Reason: To protect the Northern Ireland priority habitats and species.
16. Breeding birds are established on site and any work which could affect their nests (building demolition/vegetation removal) must be completed outside the bird breeding season (between 1st March and 31st August) to minimise any possible threats to these birds, their nests or their young.  
Reason: To protect the Northern Ireland priority habitats and species.
17. All trees on site as indicated on DRG 02A: Proposed Site Layout & Landscaping shall be retained and protected in accordance with British Standard 5837:2012. No tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.  
Reason: To protect the Northern Ireland priority habitats and species.

#### **Informative**

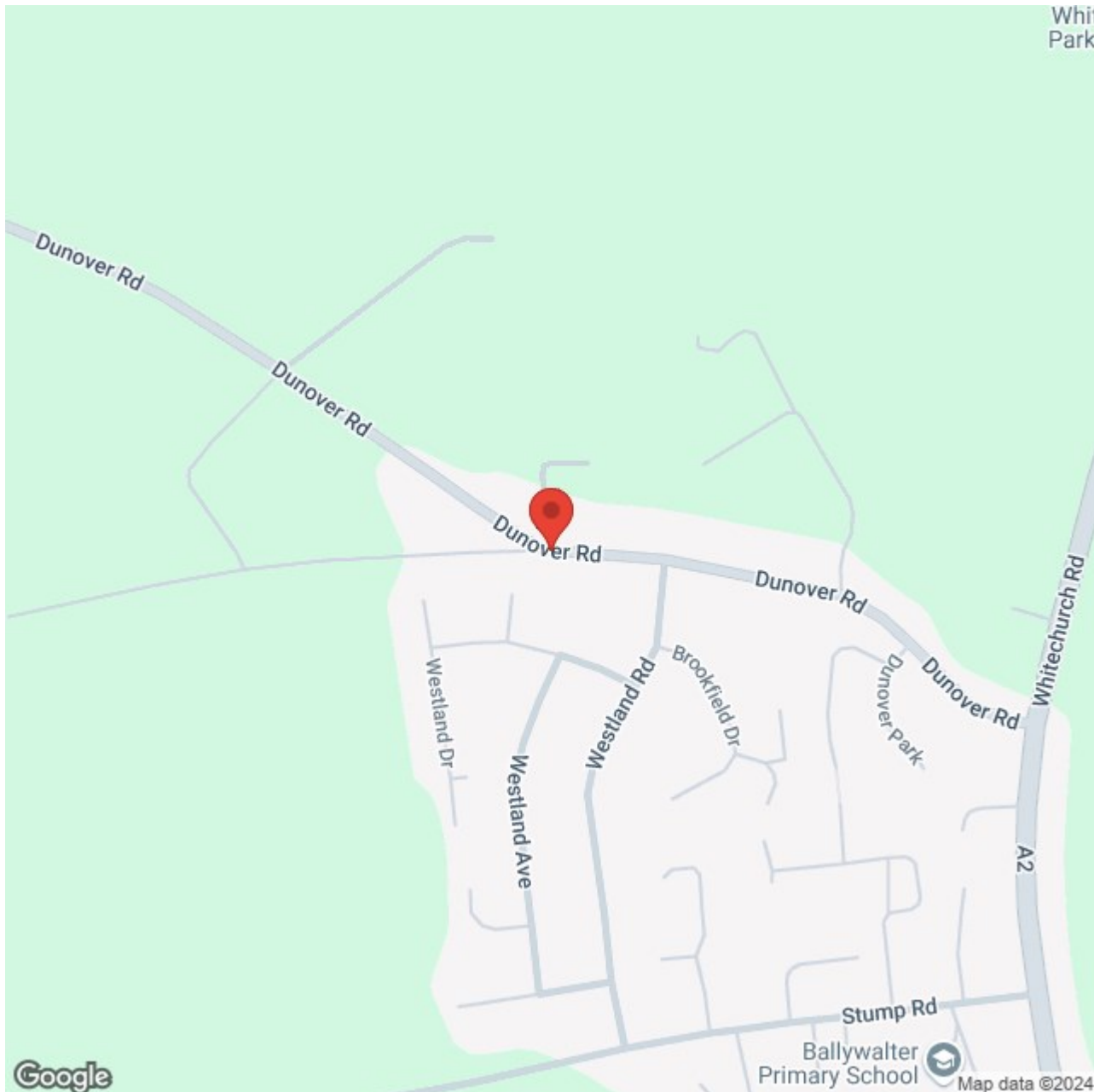
1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose. Developers are advised to check all other informatives, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 07<sup>th</sup> September 2023

Authorised Officer: 



Whit  
Park



Google

Ballywalter  
Primary School

Map data ©2024



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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