



Downshire
Estate Agents

FOREST VIEW
83 Carnreagh
Royal Hillsborough
BT26 6LJ

OFFERS INVITED OVER: - £550,000

Viewing strictly by appointment
028 92 683762/07740 511808

83 CARNREAGH, ROYAL HILLSBOROUGH, BT26 6LJ

An exclusive and truly unique opportunity to acquire an existing site and old bungalow with planning submitted to redevelop the existing dwelling (subject to planning) to create a stunning, c.4000 sq.ft., contemporary detached residence with integral double garage.

Extending to c.0.5Acres and enjoying uninterrupted views over the rolling countryside towards Lagan Valley, Belfast and Cavehill.

Ideally positioned, within walking distance of the excellent amenities on offer in the beautiful village of Royal Hillsborough, including, the prestigious Downshire Primary School, speciality shops, award winning bars and restaurants, superb health and leisure facilities and walks through the Forest Park and Hillsborough Castle gardens.

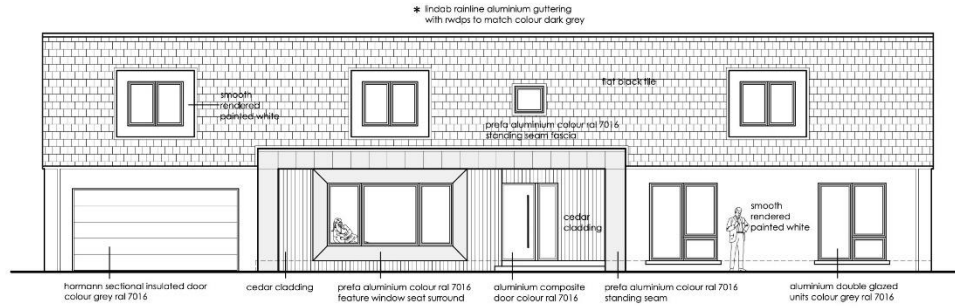
Hillsborough offers an appealing community centric lifestyle, surrounded by beautiful countryside yet conveniently located close to Sprucefield on the main Dublin to Belfast route via the A1, and M1 road networks, ideal for commuters and those seeking easy access to main airports.



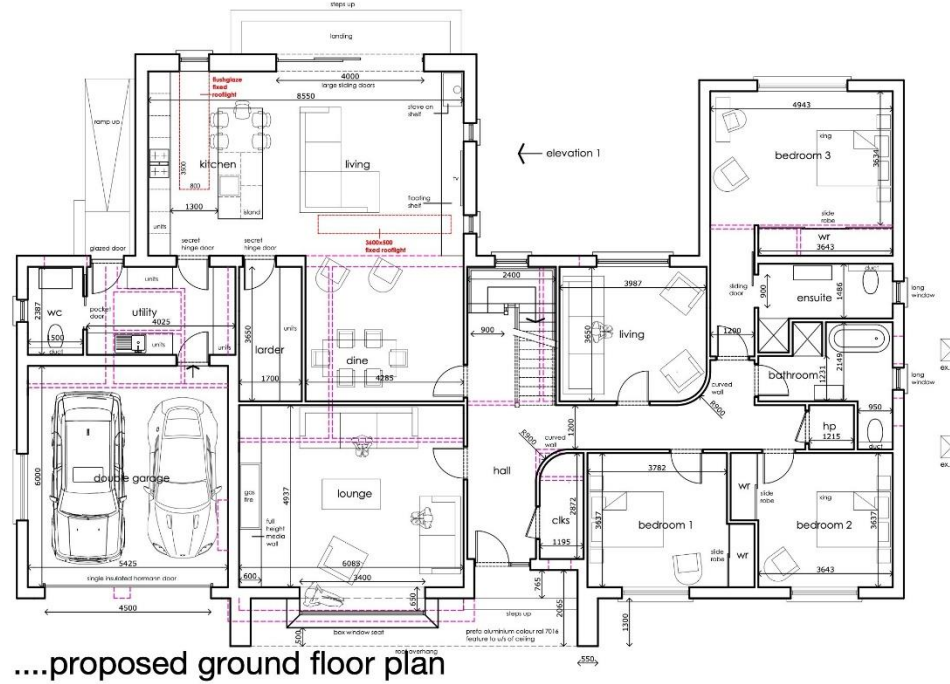
FEATURES

- Exclusive and unique opportunity to acquire an existing site and old bungalow with planning submitted to redevelop the existing dwelling to create a stunning c.4000 sq ft contemporary detached residence with double garage (subject to planning).
- Set on private mature grounds extending to 0.5Acres.
- Magnificent uninterrupted views to rear over surrounding countryside, towards Belfast and Cavehill.
- Only minutes from the excellent amenities on offer in the award-winning village of Royal Hillsborough.
- Ideal for those individuals seeking a renovation/build project to create a bespoke forever home.
- Planning submitted.





....proposed front elevation



....proposed ground floor plan

clients changes 17 sept 24 a revisions

...david haire architectural design

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e: info@davidhaire.co.uk

project

83 camrceagh road royal hillsborough
bt2 6 lj

title

proposed ground floor plan
proposed front elevation

1:100

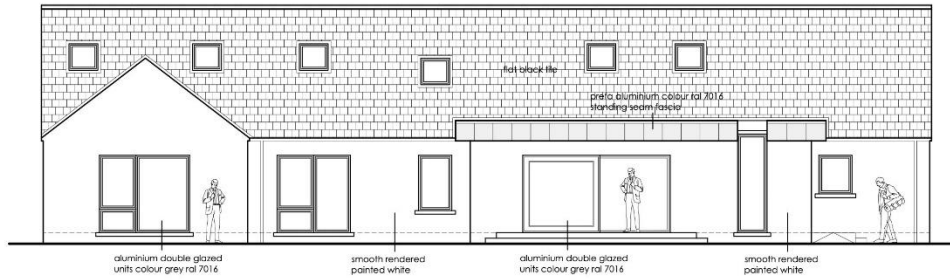
scale

sept 24

date

24-109-sk 07

dwg



....proposed rear elevation



....proposed first floor plan

clients changes 17 sept 24 a revisions

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title

proposed first floor plan
proposed rear elevation

1:100 scale
sept 24 date
24-109-sk 06 dwg

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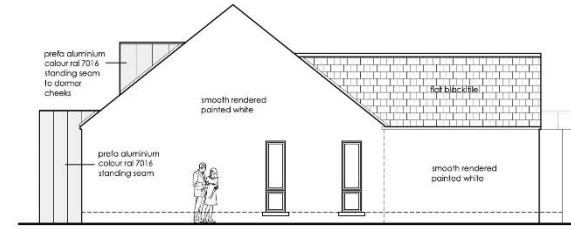
83 carnreagh road hillsborough, bt26 6lj

location plan
dwg 24-108-sk 01
scale 1:2500

architecture

planning

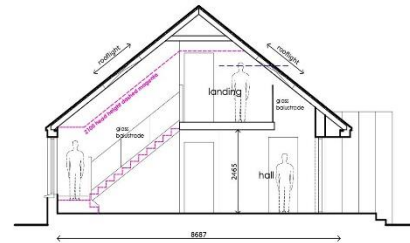
interiors



....proposed side elevation



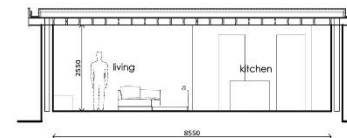
....proposed side elevation



....proposed section aa



....proposed section bb



....proposed section cc

clients changes 17 sept 24 a
revisions

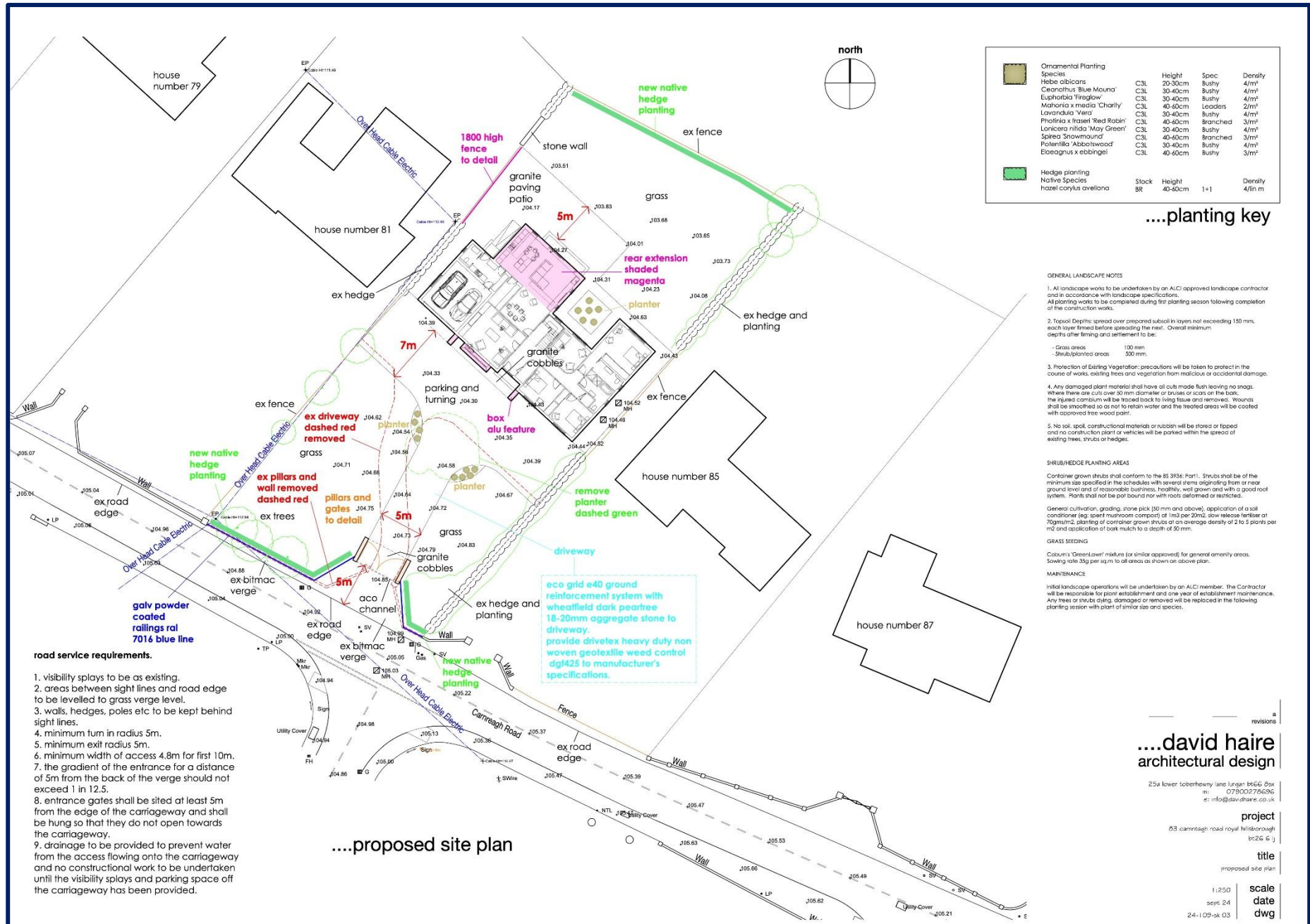
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project
83 carnreagh road royal hillsborough
bt26 6lj

title
proposed draft sections
proposed side elevations

1:100 scale
sept 24 date
24-109-sk 09 dwg



Ornamental Planting Species			
Hebe albertiana	C3L	20-30cm	Bushy 4/m ²
Ceanothus 'Blue Mouna'	C3L	30-40cm	Bushy 4/m ²
Euphorbia 'Fireglow'	C3L	30-40cm	Bushy 4/m ²
Mahonia x media 'Charly'	C3L	40-60cm	Leads 2/m ²
Lavandula 'Vera'	C3L	30-40cm	Bushy 4/m ²
Photinia x fraseri 'Red Robin'	C3L	40-60cm	Branched 3/m ²
Lonicera nitida 'May Green'	C3L	30-40cm	Bushy 4/m ²
Spiraea 'Snowmound'	C3L	40-60cm	Branched 3/m ²
Potentilla 'Abbotswood'	C3L	30-40cm	Bushy 4/m ²
Elaeagnus x ebbingei	C3L	40-60cm	Bushy 3/m ²

Hedge planting Native Species			
hazel corylus avellana	BR	40-60cm	1+1 4/lin m

....planting key

- GENERAL LANDSCAPE NOTES
- All landscape works to be undertaken by an AICI approved landscape contractor and in accordance with landscape specifications. All planting works to be completed during first planting season following completion of the construction works.
 - Topsoil Depths: spread over prepared subsoil in layers not exceeding 150 mm, each layer firmed before spreading the next. Overall maximum depths after firming and settlement to be:
 - Grass areas 100 mm
 - Shrub/planted areas 300 mm
 - Protection of Existing Vegetation: precautions will be taken to protect in the course of works existing trees and vegetation from malicious or accidental damage.
 - Any damaged plant material shall have all cuts made flush leaving no stags. Where there are cuts over 50 mm diameter or bushes or scars on the bank, the injured cambium will be traced back to living tissue and removed. Wounds shall be smoothed so as not to retain water and the treated areas will be coated with approved free wood paint.
 - No soil, spoil, constructional materials or rubbish will be stored or tipped and no construction plant or vehicles will be parked within the spread of existing trees, shrubs or hedges.

- SHRUB/HEDGE PLANTING AREAS
- Container grown shrubs shall conform to the BS 3938 Part 1. Shrubs shall be of the minimum size specified in the schedules with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown and with a good root system. Plants shall not be pot bound nor with roots set/rotted or restricted.
- General cultivation, grading, stone spill (50 mm and above), application of a soil conditioner (eg: spart nurseries compost) of 1m³ per 20m², slow release fertiliser at 70g/m², planting of container grown shrubs at an average density of 2 to 5 plants per m² and application of bark mulch to a depth of 50 mm.
- GRASS SEEDING
- Columb's 'GreenLaw' mixture (or similar approved) for general amenity areas. Sowing rate 35g per sq.m to all areas as shown on above plan.
- MAINTENANCE
- Initial landscape operations will be undertaken by an AICI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.

- road service requirements.
- visibility splays to be as existing.
 - areas between sight lines and road edge to be levelled to grass verge level.
 - walls, hedges, poles etc to be kept behind sight lines.
 - minimum turn in radius 5m.
 - minimum exit radius 5m.
 - minimum width of access 4.8m for first 10m.
 - the gradient of the entrance for a distance of 5m from the back of the verge should not exceed 1 in 12.5.
 - entrance gates shall be sited at least 5m from the edge of the carriageway and shall be hung so that they do not open towards the carriageway.
 - drainage to be provided to prevent water from the access flowing onto the carriageway and no constructional work to be undertaken until the visibility splays and parking space off the carriageway has been provided.

....proposed site plan

revisions

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project
 83 carrnagh road royal hillsborough
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title
 proposed site plan

scale
 1:250

date
 sept 24

dwg
 24-1 09-24 03



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PRS Property
Redress
Scheme

These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches.