



Rarely do sites like this come to the market offering an idyllic setting with full planning permission ideally positioned between Royal Hillsborough and Dromore. Set in approximately 1/3 an acre, planning is for the erection of a new detached dwelling and double garage on a private level site.

This superb address is in a secluded country location and offers ease of access for the city commuter and is ideally positioned between Hillsborough, Lisburn, Dromore and Banbridge with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

Early Enquiries are highly recommended. Viewings directly at the site.

Offers Over  
£295,000

Site West of  
75 Grove Road,  
Dromore,  
BT25 1QY

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Planning Reference: LA05/2024/0719/RM
- Excellent Transport Links to Belfast, Lisburn, Dromore, Hillsborough and Banbridge
- Close Proximity to Dromore Town Centre, Banbridge Outlet, Sprucefield Shopping Centre and Hillsborough Village
- Proposal for Erection of Detached Dwelling and Detached Double Garage
- Beautiful Aesthetics Throughout with Four En-Suite Bathrooms
- Site Circa 1/3 an Acre in Beautiful Private Position
- Electric and Water Supply Available from Main Road
- Viewing Directly at the Site
- Enquiries Through the Lisburn Office on 02892 661 700



**APPROVAL OF RESERVED MATTERS**

**Planning Act (Northern Ireland) 2011**

Application No: **LA05/2024/0719/RM**

Date of Application: **27 September 2024**

Site of Proposed  
Development:

**Site west of 75 Grove Road, Dromore, BT25 1QY**

Description of Proposal:

**Proposed storey and a half dwelling with detached garage**

Applicant:  
Address:

Agent: **Jim Ireland Architects Ltd**  
Address:

Drawing Ref: 01, 02, 03

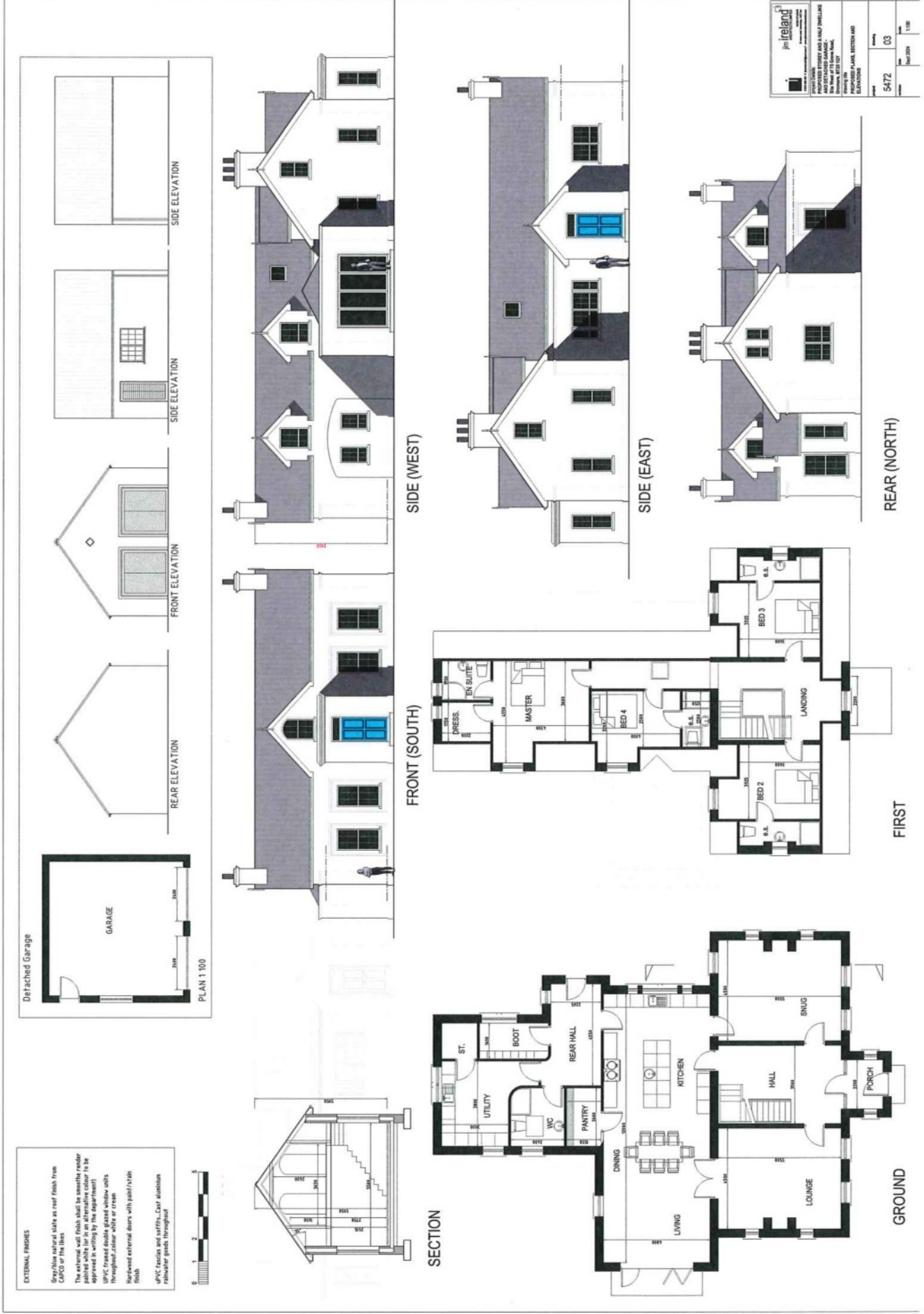
With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

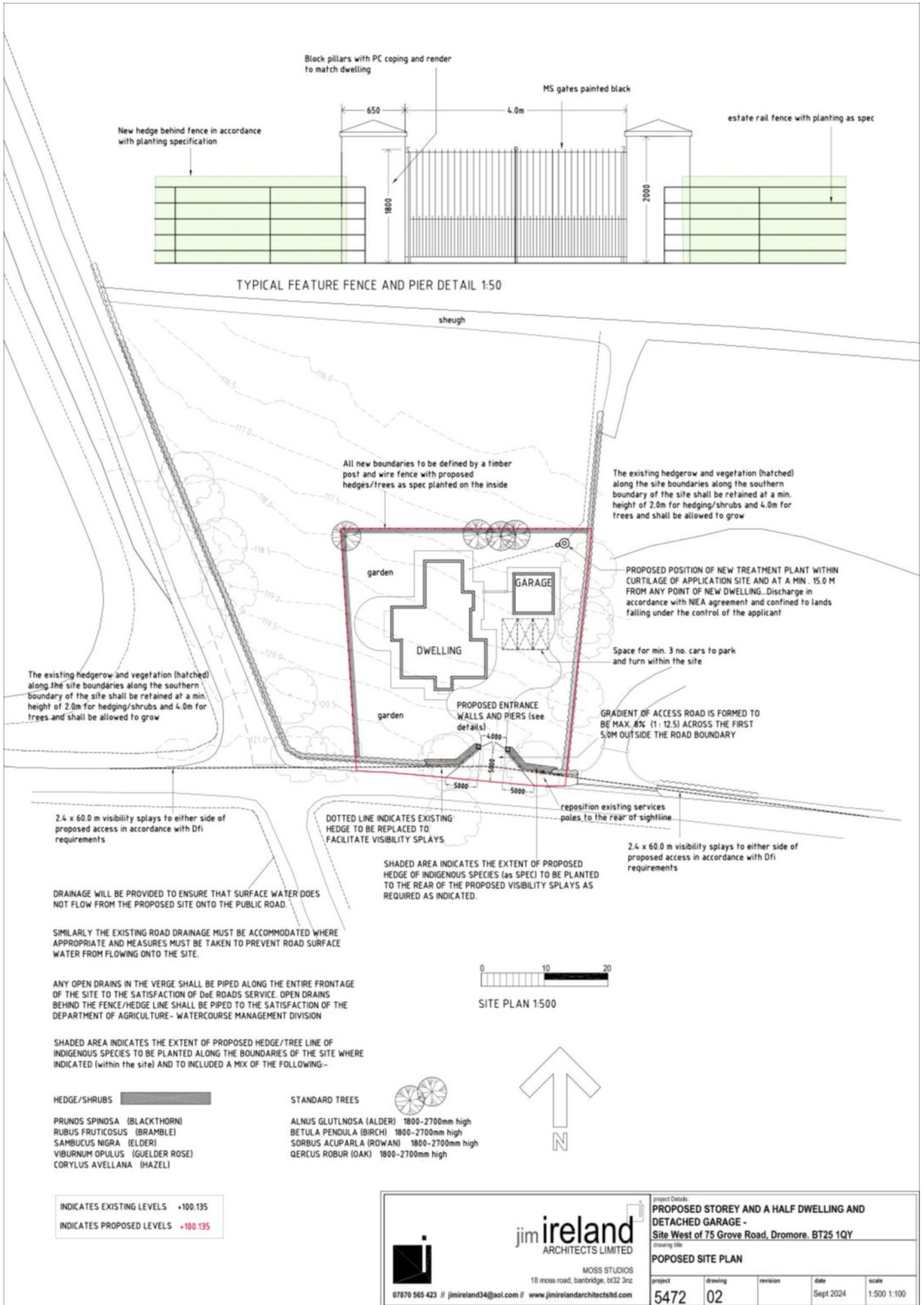
**HEREBY APPROVES**

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates :-
  - i. The expiration of a period of 5 years from the grant of outline planning permission;  
or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.





TYPICAL FEATURE FENCE AND PIER DETAIL 1:50

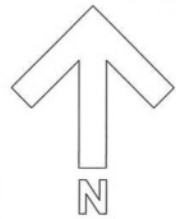
SITE PLAN 1:500

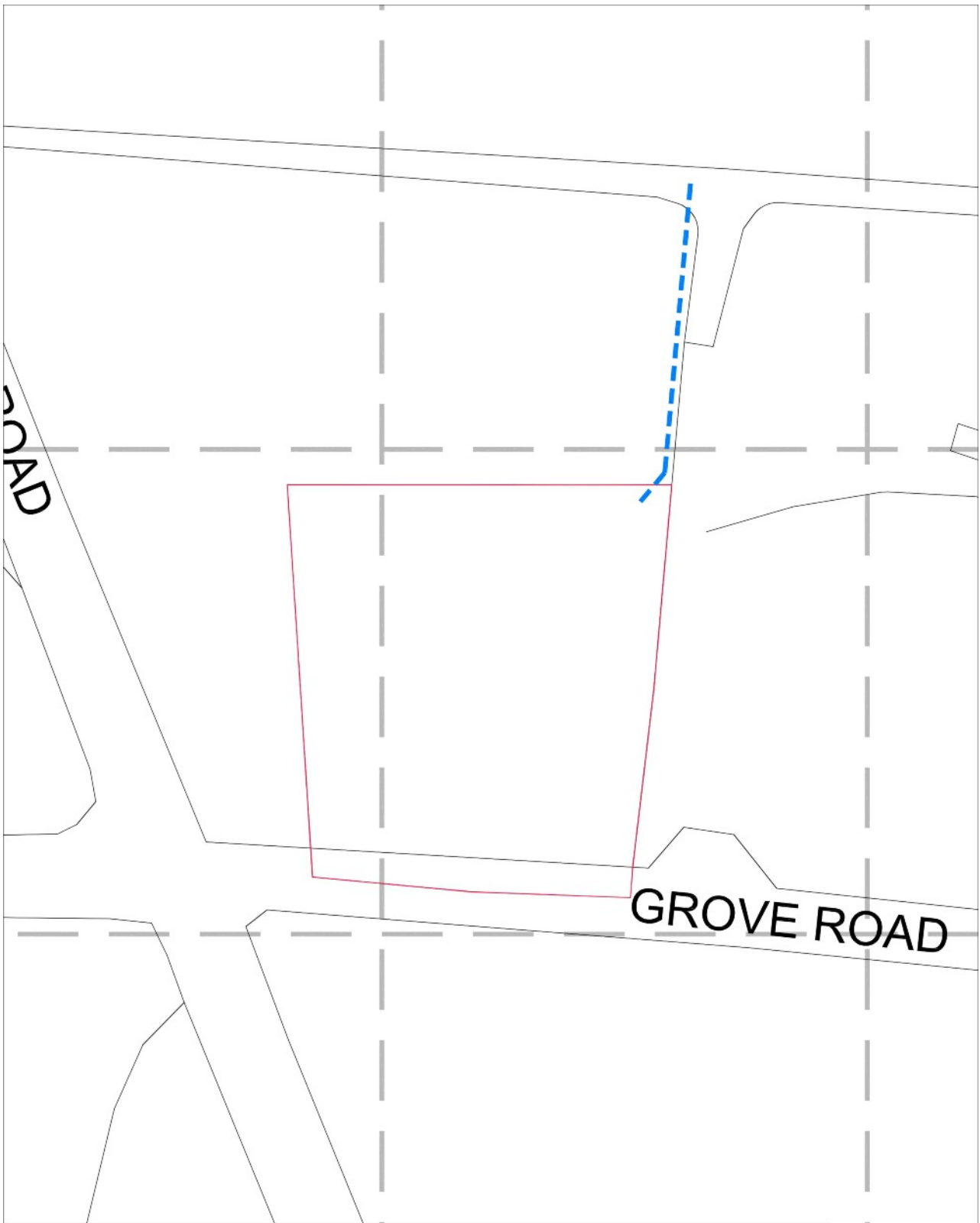
INDICATES EXISTING LEVELS +100.135  
 INDICATES PROPOSED LEVELS +100.135

 MOSS STUDIOS 18 moss road, banbridge, b32 3nc 07870 565 423 // jimireland34@aol.com // www.jimirelandarchitects ltd.com	project Details: <b>PROPOSED STOREY AND A HALF DWELLING AND DETACHED GARAGE - Site West of 75 Grove Road, Dromore, BT25 1QY</b> Drawing title: <b>PROPOSED SITE PLAN</b>				
	project <b>5472</b>	drawing <b>02</b>	revision	date Sept 2024	scale 1:500 1:100

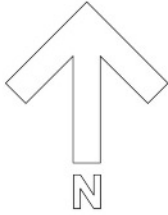


 <p><b>jim ireland</b> ARCHITECTS LIMITED</p> <p>MOSS STUDIOS 18 moss road, banbridge, bt32 3nz 07870 565 423 // jimireland34@aol.com // www.jimirelandarchitectsltd.com</p>	<p>project Details: <b>PROPOSED STOREY AND A HALF DWELLING AND DETACHED GARAGE -</b> Site West of 75 Grove Road, Dromore. BT25 1QY</p>				
	<p>drawing title <b>LOCATION</b></p>				
	<p>project <b>5472</b></p>	<p>drawing <b>01</b></p>	<p>revision</p>	<p>date Sept 2024</p>	<p>scale 1:2500</p>





	<p><b>jim ireland</b> ARCHITECTS LIMITED</p> <p>MOSS STUDIOS 18 moss road, banbridge, bt32 3nz</p> <p>07870 565 423 // jimireland34@aol.com // www.jimirelandarchitectsLtd.com</p>	<p><b>MAP REFERRED TO</b></p> <p>Site to the West of 75 Grove Road, Dromore. BT25 1QY</p> <p>scale 1:500</p>
---	--	--



Location:

The site is located West of 75 Grove Road, Dromore.

Telephone 028 9266 1700  
www.templetonrobinson.com



Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.