

Tim Martin
.co.uk

Views from the lands contained in Lot 3



View from the lands contained in Lot 3

For Sale As A Whole Or In Lots
2 Building Sites Outbuildings
and Lands Adj to 76 Ballymorran Road
Comber
BT23 6UA

Offers Around
£823,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A rare opportunity to purchase this quality agricultural holding, extending to circa 31 acres or thereabouts, situated in one of the most desirable areas in Co. Down, within yards of Strangford Lough and in a designated area of Outstanding Natural Beauty.

The property has been granted planning permission for two dwellings as contained in application numbers RX/07/0445 for a 1½ storied residence extending to circa 2596 sqft and application no LA07/2023/3607/RM for a single storey dwelling and integral garage date 02/09/24 for a period of two years from that date, with total area including garage 2105 SQFT.

The property includes an American barn subdivided into 8 stables with tack room and wash bay, and cattle house divided into 7 pens with covered silage passage to front. The lands are subdivided into convenient sized fields, enjoy good frontage to the Ballymoran Road and are intersected by a private hardcore and concrete lane leading to the stabling, cattle house and sites and providing good access to the fields. An orchard is planted adjacent to one of the sites.

Lot 1 Offers Around £200,000

Lot 2 Offers Around £310,000

Lot 3 Offers Around £313,000

Lot 1

The agricultural lands extending to circa 13.73 acres or thereabouts are sub-divided into three fields all of which are laid down to grass. The lands enjoy good frontage to the country road and are thought suitable for grazing, production of silage / haylage and cropping. The lands provide an opportunity to extend an existing farm holding and / or those with a desire to own a small holding with lots of options suitable for a wide range of projects.

Lot 2

Comprises building site, high quality stabling and lands extending in total to circa 9 acres.

• For Sale as a Whole or in Lots

Building Site

As set out in application no LA/07/2023/3607/RM

• Agricultural Lands Extending to 31 acres or Thereabouts

Received reserved matters planning permission dated 2nd September 2024, for a detached single storey residence believed to extend to circa 2105 sqft.

• Lot 2 Building Site including High Quality Stabling and Lands extending to Circa 9 Acres

American Barn

66'7 x 20'9 (20.29m x 6.32m) Modern Cattle House, views of Strangford Lough and circa 8.34 Acres.

Providing 8 stables with sliding doors, rotating feed troughs, automatic water drinkers, light and power points.

Tack Room

18'9 x 12'0 (5.72m x 3.66m)

Fluorescent light and power points plumbed for washing machine.

Wash bay

Enclosed Concrete Yard

Agricultural Lands

The agricultural lands contained in three fields enjoy good frontage to the country road. Currently in grass, the ground is thought to be equally suitable for grazing / cropping for silage / haylage / cereal / vegetables. A shared hardcore and concrete lane provided good access to the lands and stabling.

Lot 3

Situated adjacent to, and accessed via, the shared laneway leading to lot 2 & lot 3 includes a delightful building site with views of Strangford Lough, modern cattle house with potential for a range of purposes (subject to planning) and lands extending to circa 8.34 acres or thereabouts.

Building Site

The site received planning permission for a 1½ storied dwelling believed to be in 2011. Foundations were constructed and footings built to retain the planning permission. A certificate of lawful development has been applied for to confirm same. The total area of the proposed dwelling is estimated to be in the region of 2596 sqft.

Cattle House

33'8 x 11'0 (10.26m x 3.35m)

Divided into 7 pens by galvanised divisions and gates the building, with a vented roof, includes covered concrete silage passage to front and feed passage to rear with sliding doors to either end. Automatic water drinkers are fitted.

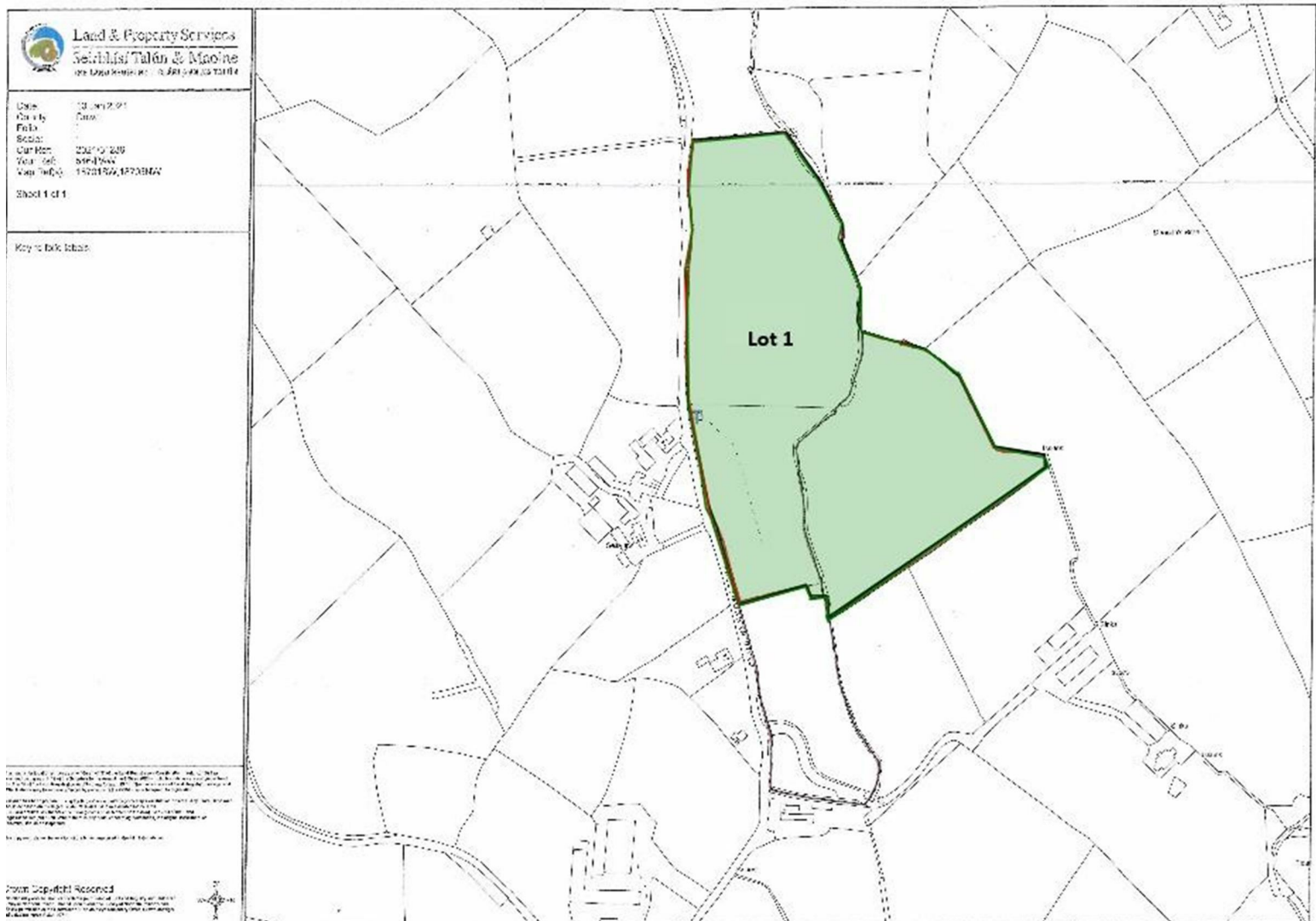
Agricultural Lands

The lands surround the building site and are currently laid down to grass and provide good grazing for horses and / or livestock. A small orchard with a variety of apple, plum and pear trees are situated adjacent to the site.

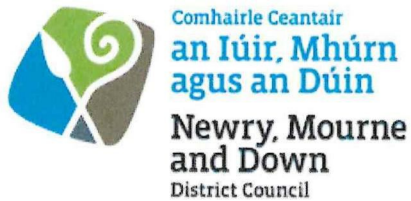
Note 1

A single electricity and water supply currently serves the property. In the event that the property is sold in lots, the two supplies will be linked to either lot 2 or 3 to be agreed.

Lot 1



Planning for Lot 2



**Oifig an Iúir
Newry Office**
O'Hagan House
Monaghan Row
Newry
BT35 8DJ

**Oifig Dhún Pádraig
Downpatrick Office**
Downshire Civic Centre
Downshire Estate, Ardglass
Road
Downpatrick BT30 6GQ

PH 0330 137 4036
planning@nmandd.org
www.newrymournedown.org

APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA07/2023/3607/RM**

Date of Application: **10th November 2023**

Site of Proposed
Development:

Lands adjacent 76 Ballymorrán Road, Killinchy, BT23 6UA

Description of Proposal:

Proposed single storey detached dwelling with integrated garage.

Applicant: Iona Kerr
Address: Cairndale, Strathwillan Road

Isle of Arran
Brodick
BT30 7LY

Agent: Gary Patterson
Address: 10 Castleward Road

Strangford
Downpatrick
BT30 7LY

Drawing Ref: PL01, PL02, PL03, PL04, PL05, PL06 & PL07.

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.

2. The development hereby permitted shall take place in accordance with the following approved plans:

PL01, PL02, PL03, PL04, PL05, PL06 & PL07.

Reason: To define the planning permission and for the avoidance of doubt.

3. All hard and soft landscaping indicated on drawing ref: PL03 uploaded to the Planning Register 15th August 2024 shall be carried out during the first planting season after the development hereby approved is occupied. Trees or shrubs dying, removed or becoming seriously damaged within 5 years of being planted shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

Reason: In the interests of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No PL03 published on 15th August 2024 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays 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.

5. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

Informatives

1. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to

be in possession of DFI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DFI Roads Section Engineer whose address is Newcastle Rd Seaforde. A monetary deposit will be required to cover works on the public road.

2. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
3. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.
4. Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of Rivers Directorate. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.
5. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.
6. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site: such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.
7. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of DfI Rivers. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.
8. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the DfI Rivers local Area Office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

9. Where an undesignated watercourse flows through or adjacent to a development site, it is strongly advised that a working strip of appropriate width is retained to, in future, enable riparian landowners to fulfil their statutory obligations/responsibilities.
10. The applicant's attention is drawn to Article 10 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 animal included in Schedule 5 of this Order, which includes the badger (*Meles meles*). It is also an offence to intentionally or recklessly: damage or destroy, or obstruct access to, any structure or place which badgers use for shelter or protection; damage or destroy anything which conceals or protects any such structure; disturb a badger while it is occupying a structure or place which it uses for shelter or protection.
11. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.
12. If there is evidence of badger on the site, all works must cease immediately and further advice sought from the Wildlife Team, Department of Agriculture, Environment and Rural Affairs, Northern Ireland Environment Agency, Clare House, 303 Airport Road West, Belfast BT3 9ED. Tel. 028 9056 9558 or 028 9056 9557.
13. The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:
- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat;
 - b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
 - c) Deliberately to disturb such an animal in such a way as to be likely to:
 - (i) affect the local distribution or abundance of the species to which it belongs;
 - (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or
 - (iii) Impair its ability to hibernate or migrate;
 - d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
 - e) To damage or destroy a breeding site or resting place of such an animal.
- If there is evidence of bat activity / roosts on the site, all works should cease immediately
- and further advice sought from the Wildlife Team, Northern Ireland Environment Agency,
- Clare House, 303 Airport Road West, Belfast BT3 9ED. Tel. 028 9056 9558 or 028 9056 9557.

Dated: 2nd September 2024

Authorised Officer:



KERR HOUSE
BALLYMORRAN ROAD, KILLINCHY

- PROPOSED EXTERNAL FINISHES**
- Modern aggregate render & Colton stone cladding
 - Black horizontal aluminium or PVC fascia and downpipes
 - Dark UPVC Frames & glazing
 - Dark Grey aluminium or UPVC windows & doors
 - Dark grey steel / composite steel brids to painted ends



PROPOSED ELEVATION - FACING SOUTH EAST



PROPOSED ELEVATION - FACING NORTH WEST



ADDRESS: 'WOODLEA STUDIO'
10 CASTLE PARK DRIVE, BISHOPSCOURG
CO. DUBLIN, N. IRELAND, BT20 7LX
TEL: 09048481851 / 071 9007575
INFO@GARYPATTERSONARCHITECTS.COM
WWW.GARYPATTERSONARCHITECTS.COM

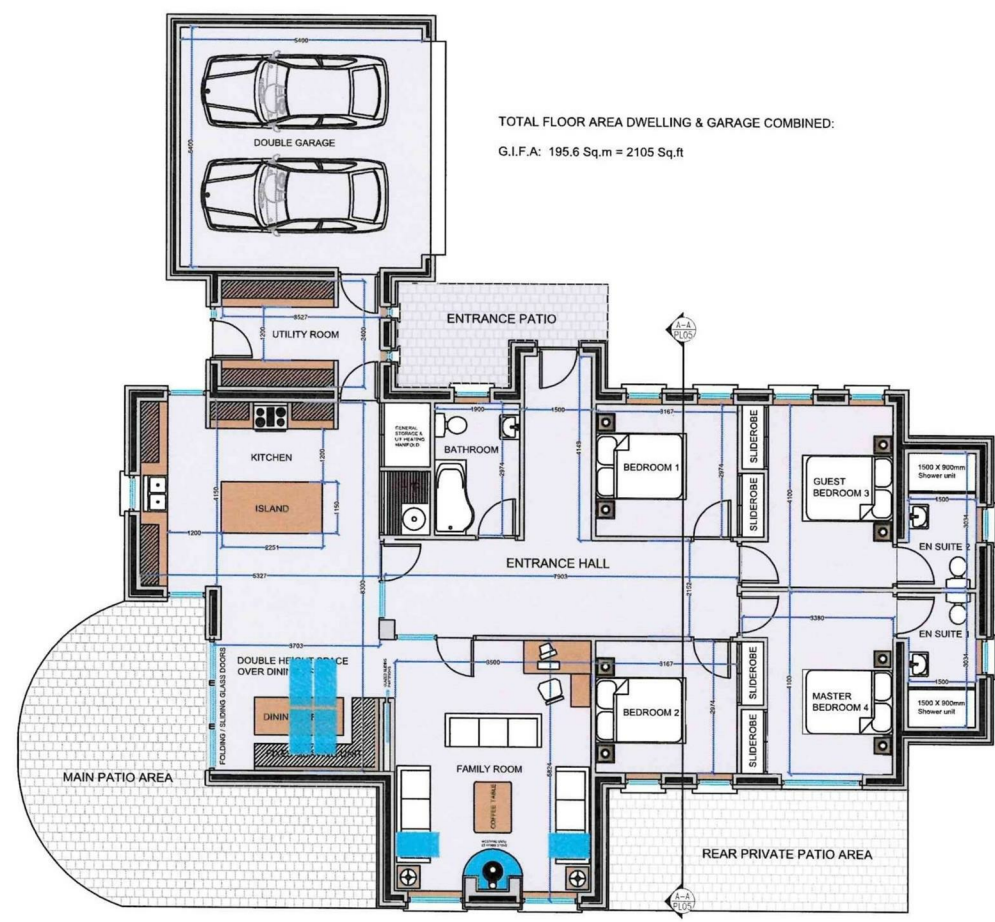
PROJECT NAME & ADDRESS
DESCRIPTION: DETACHED DWELLING & GARAGE
AT: ADJACENT TO NO. 10A, BALLYMORRAN ROAD, KILLINCHY
FOR: MR HONA KERR

DRAWING TITLE
PROPOSED FRONT & REAR ELEVATIONS

REVISION	CHK	DATE

PROJECT NO: 799
DATE: 02/11/23
SCALE: 1:100 @ A3

DRAWING NO: PL 06





KERR HOUSE

BALLYMORRAN ROAD, KILLINCHY

DETAILED PLANTING SCHEDULE

NO.	SYMBOL	PLANT	HEIGHT	SPACING	QUANTITY	REMARKS
1	1	Apple	1.5m	2.0m	10	Standard
2	2	Orange	1.5m	2.0m	10	Standard
3	3	Pear	1.5m	2.0m	10	Standard
4	4	Plum	1.5m	2.0m	10	Standard
5	5	Cherry	1.5m	2.0m	10	Standard
6	6	Almond	1.5m	2.0m	10	Standard
7	7	Walnut	2.0m	3.0m	5	Standard
8	8	Honeylocust	2.0m	3.0m	5	Standard
9	9	Black locust	2.0m	3.0m	5	Standard
10	10	White locust	2.0m	3.0m	5	Standard
11	11	Red locust	2.0m	3.0m	5	Standard
12	12	Green locust	2.0m	3.0m	5	Standard
13	13	Yellow locust	2.0m	3.0m	5	Standard
14	14	Purple locust	2.0m	3.0m	5	Standard
15	15	Blue locust	2.0m	3.0m	5	Standard
16	16	Brown locust	2.0m	3.0m	5	Standard
17	17	Pink locust	2.0m	3.0m	5	Standard
18	18	White locust	2.0m	3.0m	5	Standard
19	19	Yellow locust	2.0m	3.0m	5	Standard
20	20	Orange locust	2.0m	3.0m	5	Standard
21	21	Red locust	2.0m	3.0m	5	Standard
22	22	Purple locust	2.0m	3.0m	5	Standard
23	23	Blue locust	2.0m	3.0m	5	Standard
24	24	Green locust	2.0m	3.0m	5	Standard
25	25	Yellow locust	2.0m	3.0m	5	Standard
26	26	Orange locust	2.0m	3.0m	5	Standard
27	27	Red locust	2.0m	3.0m	5	Standard
28	28	Purple locust	2.0m	3.0m	5	Standard
29	29	Blue locust	2.0m	3.0m	5	Standard
30	30	Green locust	2.0m	3.0m	5	Standard

LANDSCAPE PLAN KEY

- Concrete sett paving
- Bitmac driveway
- Landscaped garden lawn
- New Shrub planting
- New Tree planting

GENERAL NOTES

All workmanship to be in accordance with BS4263 1995.

All trees and large shrubs, closely adjacent to kerbs or walls to have "Treeless 2.0m" root barrier or other root seal and approved, to prevent services disrupted areas to have roots cut to ground level prior to planting.

All heights given in cm, not decimetres. All dimensions given in metres unless otherwise stated.

Contractor shall be responsible for obtaining all necessary permissions from the relevant authorities.

All plants to have 100% survival guarantee "Live plant".

All heights given in cm, not decimetres. All dimensions given in metres unless otherwise stated.

Contractor shall be responsible for obtaining all necessary permissions from the relevant authorities.

All plants to have 100% survival guarantee "Live plant".

VISIBILITY SPLAYS

1. The area within the visibility splay shall be cleared to provide a level surface no higher than 100mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any grass or other vegetation within the visibility splay shall be removed. The work shall commence on site until the visibility splays have been provided.

2. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new fence or wall be placed at least 2 metres back from the visibility splays to allow for future growth and some species will require additional set-back. All existing planting must be kept trimmed and well watered.

3. Drainage shall be provided where necessary to prevent water from the splay flowing onto the public road. Similarly the existing road drainage must be taken to prevent road surface water from being onto the splay.

4. Any open drains in the road verge shall be piped to the satisfaction of the local authority. Other drains below the level of the road shall be piped to the satisfaction of the local authority.

5. Where the vehicular access crosses a highway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be marked so that there is no abrupt change of floor level to the highway.

6. Entrances, gates, where erected should be sited at least 5 metres from the edge of the carriageway, where this is not possible they shall be sited so that when open they do not project over the roadway, verge or carriageway.

7. In the case of individual premises or other major access, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle to pass the gate or barrier in the clear of the carriageway when the gates or barriers are closed.

8. The required vehicle parking and turning area to be provided within the curbside of the site.

PROJECT NAME & ADDRESS

DEVELOPER: DETACHED DWELLING & GARAGE
 27, PUGHEN TO RD, 78, BALLYMORRAN ROAD, KILLINCHY
 F06: NS 02H 428

DRAWING TITLE

PROPOSED SITE LAYOUT PLAN

REVISION	CHK	DATE

PROJECT NO. 799 **DRAWING NO. PL 03**

DATE: 02/11/23

SCALE: 1:500 @ A1



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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