



FOR ILLUSTRATION ONLY

An attractive new build home of circa 2750 sq ft set on a site of approx 0.74 acres in a delightful semi-rural location with ease of access to many local amenities in the area, only 13 minutes to Banbridge town centre, 10 minutes to Dromore and close to the main A1 dual carriageway network.

This home has been thoughtfully designed and provides ideal family accommodation with a formal lounge, open plan modern fitted kitchen and everyday living space and a home office. There are four bedrooms, two with ensuite facilities and a family bathroom.

The property offers a new buyer the opportunity to tailor the finish to their own tastes with generous PC Sums.

Offers Over
£575,000

Land Between 50a & 52
Garvaghy Road,
Banbridge,
BT32 3SZ

Viewing by
appointment
through agent
028 9066 3030

- All Maps and site plan for illustration purposes only
- New Build Home Circa 2750 sq ft with ideal family accommodation
- Set in 0.74 acres
- Semi-Rural Location yet convenient to Banbridge, Dromore and the A1 Dual Carriageway Road Network
- Ideal everyday living space with a formal lounge, open plan fitted kitchen with casual dining and living room
- Four excellent bedrooms, two with ensembles and principal bedroom with dressing room
- Family Bathroom
- Stunning country views ideal for someone wishing country living but accessibility to amenities

Specification:

£10,000 PC Sums for kitchen, utility and appliances (can be upgraded at buyers expense)

£1,000 PC Sums for fireplace

5,000 for sanitaryware (can be upgraded at buyers expense)

Generous electrical specification

Roof: Block concrete interlocking tiles

External walls: Finished with 19mm render

Front of principal bedroom and chimney breast to be grey/black stone

No floor coverings included (tiles, wooden floor, carpet)

No painting

Gardens in topsoil

Driveway kerbed and blinded

Patio 3 x 3m

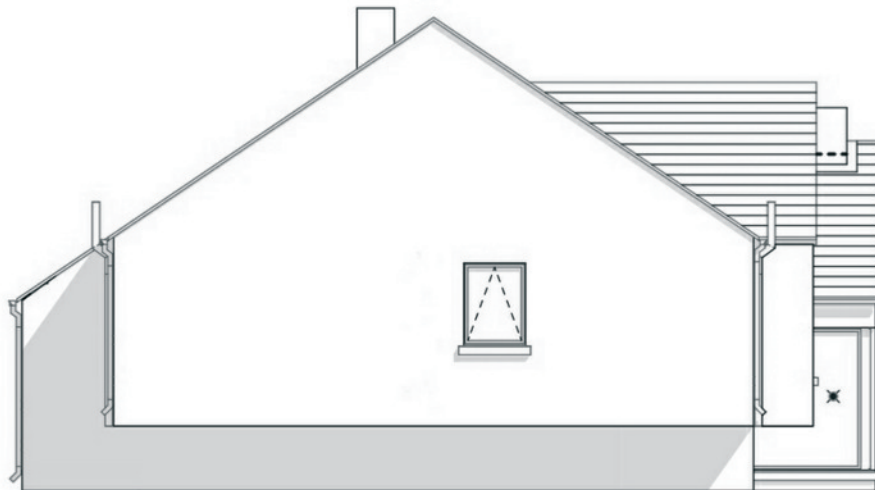
Traditional oil heating

Solar panels

Elevations

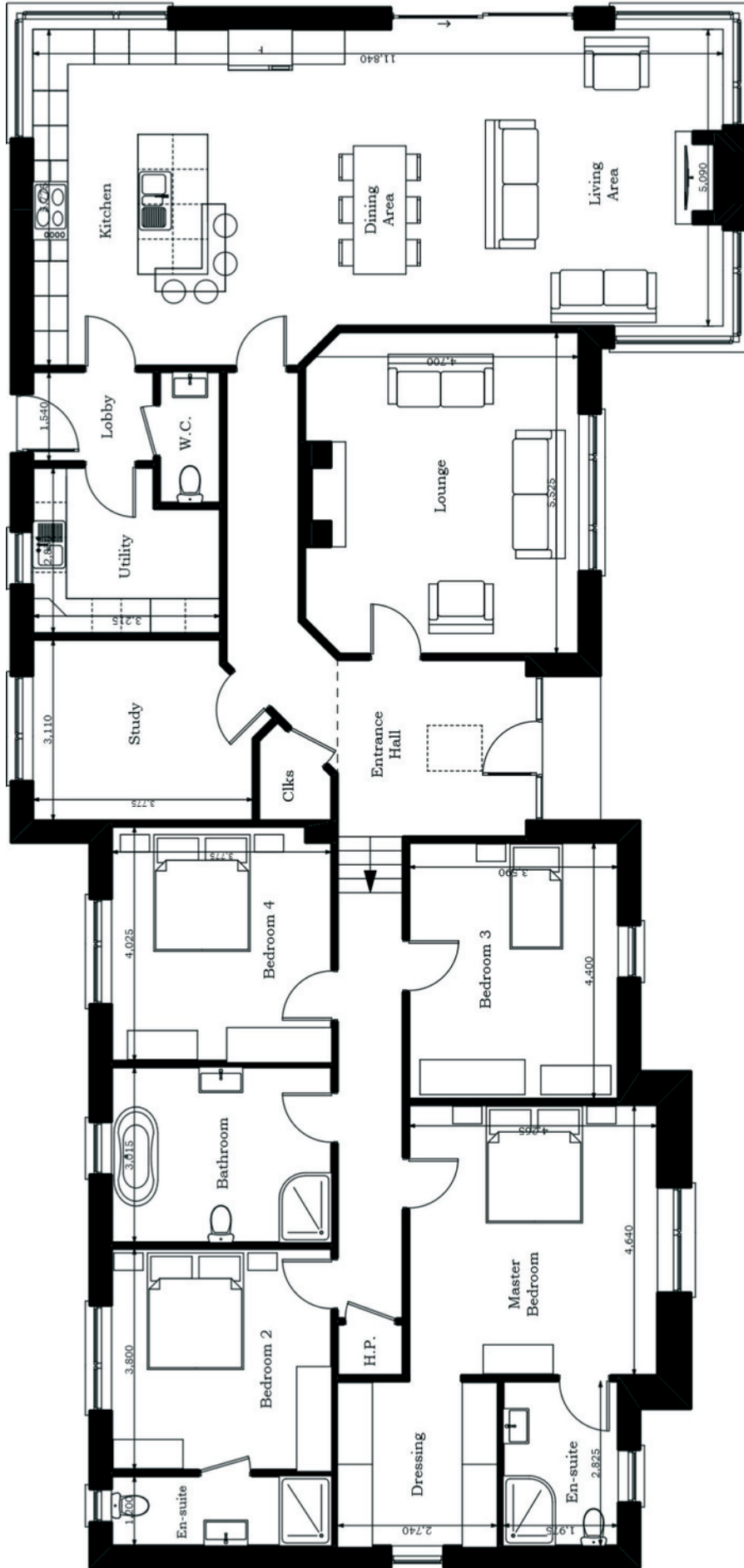


SIDE ELEVATION

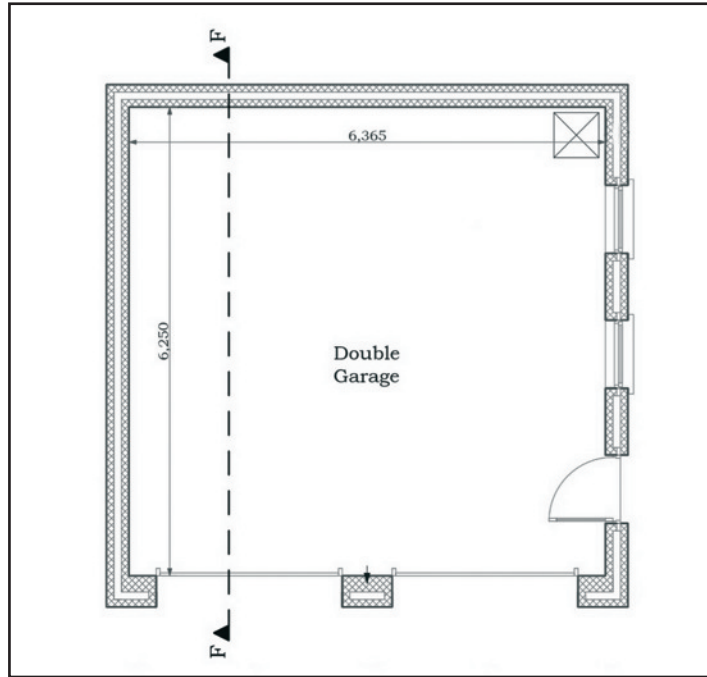


SIDE ELEVATION

Floor Plan



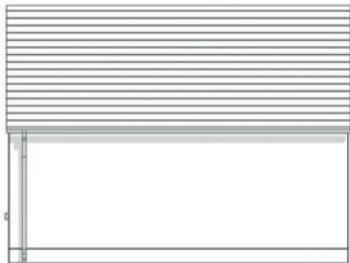
Garage Elevations



GARAGE FRONT ELEVATION



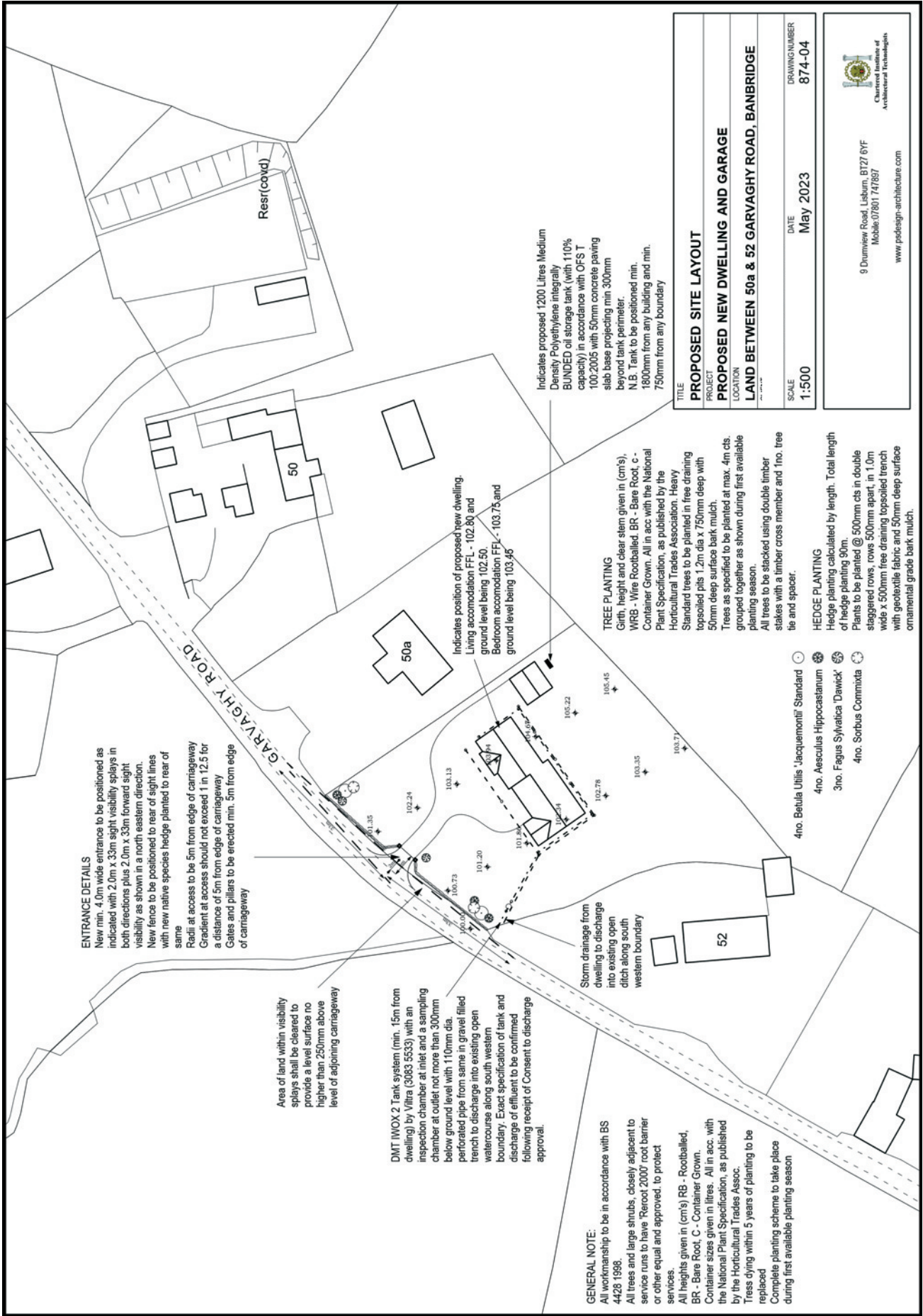
GARAGE SIDE ELEVATION



GARAGE REAR ELEVATION



GARAGE SIDE ELEVATION



ENTRANCE DETAILS

New min. 4.0m wide entrance to be positioned as indicated with 2.0m x 33m sight visibility splays in both directions plus 2.0m x 33m forward sight visibility as shown in a north eastern direction. New fence to be positioned to rear of sight lines with new native species hedge planted to rear of same. Radii at access to be 5m from edge of carriageway. Gradient at access should not exceed 1 in 12.5 for a distance of 5m from edge of carriageway. Gates and pillars to be erected min. 5m from edge of carriageway.

Area of land within visibility splays shall be cleared to provide a level surface no higher than 250mm above level of adjoining carriageway

DMT INOX 2 Tank system (min. 15m from dwelling) by Vitra (0883 5533) with an inspection chamber at inlet and a sampling chamber at outlet not more than 300mm below ground level with 110mm dia. perforated pipe from same in gravel filled trench to discharge into existing open watercourse along south western boundary. Exact specification of tank and discharge of effluent to be confirmed following receipt of Consent to discharge approval.

Storm drainage from dwelling to discharge into existing open ditch along south western boundary

Indicates position of proposed new dwelling. Living accommodation FFL - 102.80 and ground level being 102.50. Bedroom accommodation FFL - 103.75 and ground level being 103.45

Indicates proposed 1200 Litres Medium Density Polyethylene integrally BUNDED oil storage tank (with 110% capacity) in accordance with OFS T 100/2005 with 50mm concrete paving slab base projecting min 300mm beyond tank perimeter. N.B. Tank to be positioned min. 1800mm from any building and min. 750mm from any boundary

TREE PLANTING
Girth, height and clear stem given in (cm's), WRB - Wire Rootballed, BR - Bare Root, c - Container Grown. All in acc with the National Plant Specification, as published by the Horticultural Trades Association. Heavy Standard trees to be planted in free draining topsoiled pits 1.2m dia x 750mm deep with 50mm deep surface bark mulch. Trees as specified to be planted at max. 4m cts. grouped together as shown during first available planting season. All trees to be stacked using double timber stakes with a timber cross member and 1no. tree tie and spacer.

- 4no. Betula Ulilis 'Jacquemontii' Standard
- 4no. Aesculus Hippocastanum
- 3no. Fagus Sylvatica 'Dawick'
- 4no. Sorbus Commixta

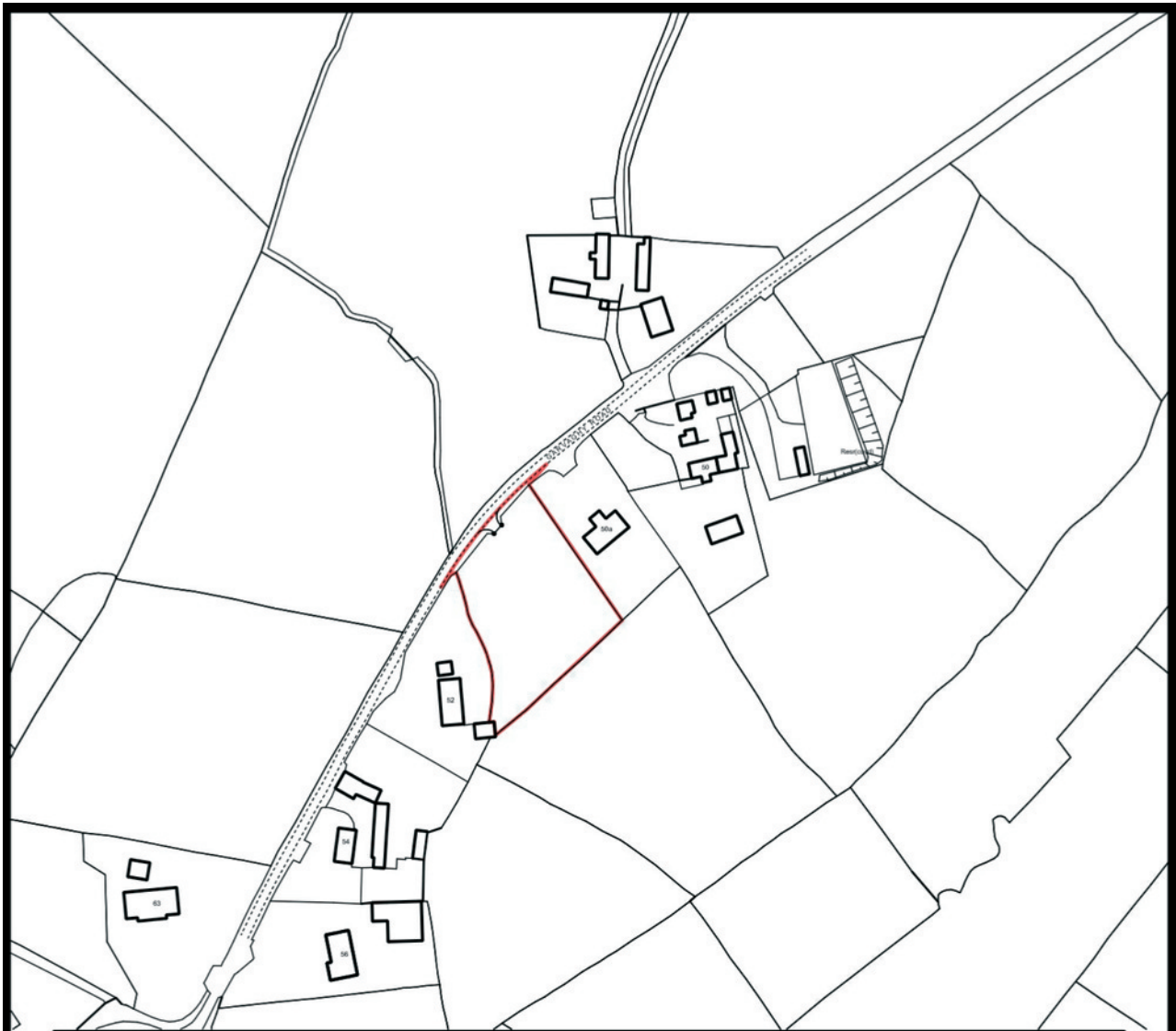
HEDGE PLANTING
Hedge planting calculated by length. Total length of hedge planting 90m. Plants to be planted @ 500mm cts in double staggered rows, rows 500mm apart, in 1.0m wide x 500mm free draining topsoiled trench with geotextile fabric and 50mm deep surface ornamental grade bark mulch.

GENERAL NOTE:
All workmanship to be in accordance with BS 4428 1998.
All trees and large shrubs, closely adjacent to service runs to have 'Reroot 2000' root barrier or other equal and approved, to protect services.
All heights given in (cm's) RB - Rootballed, BR - Bare Root, C - Container Grown. Container sizes given in litres. All in acc. with the National Plant Specification, as published by the Horticultural Trades Assoc.
Trees dying within 5 years of planting to be replaced
Complete planting scheme to take place during first available planting season

TITLE	
PROPOSED SITE LAYOUT	
PROJECT	PROPOSED NEW DWELLING AND GARAGE
LOCATION	LAND BETWEEN 50a & 52 GARVAGHY ROAD, BANBRIDGE
SCALE	1:500
DATE	May 2023
DRAWING NUMBER	874-04



9 Drumview Road, Lisburn, BT27 6YF
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www.psdesign-architecture.com



TITLE		
LOCATION MAP		
PROJECT		
PROPOSED NEW DWELLING AND GARAGE		
LOCATION		
LAND BETWEEN 50a & 52 GARVAGHY ROAD, BANBRIDGE		
SCALE	DATE	DRAWING NUMBER
1:2500	Nov. 2022	874-01

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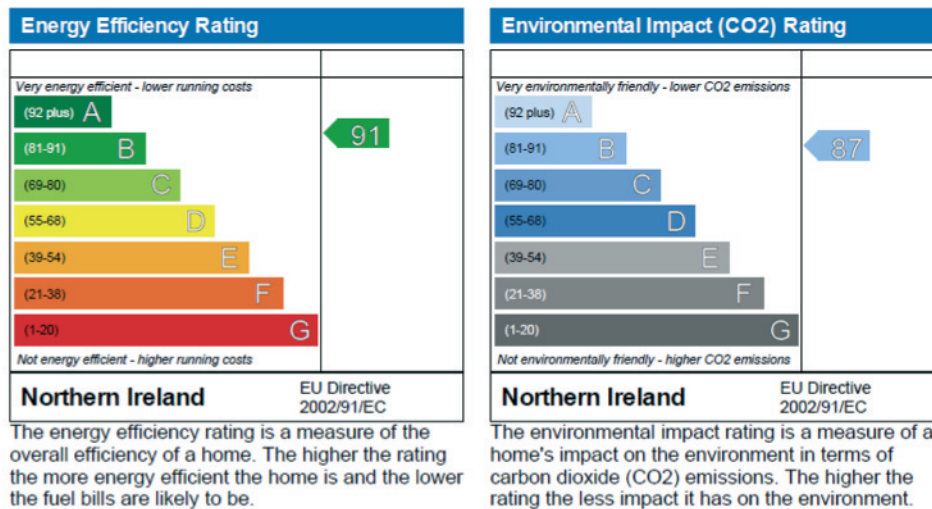


Predicted Energy Assessment

Dwelling type: House, Detached
 Date of assessment: 22 Jun 2023
 Produced by: P.S. Design
 Total floor area: 247.56 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2009 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.



Location:

From Banbridge follow signs out Castlewellan Road to Corbet, take Flough Road and then at junction with Gall Bog Road turn right onto Knockgorm Road, left onto Ballela Road and then right onto Garvaghy Road.

Coming from Dromore, take Diamond Road and onto Tullinisky Road, turn right into Garvaghy Church Road then right onto Garvaghy Road,

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