

028 **9756 8300**

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING **30 YEARS** IN BUSINESS



24 Mountain Road
Ballynahinch BT24 8QT

OFFERS
AROUND

£450,000

A 39 Acre farm with modern bungalow and garage, substantial range of modern agricultural outbuildings, agricultural lands and building site, set in a designated area of outstanding natural beauty and enjoying stunning views over the countryside towards the Dundrum / Newcastle coastline and the Irish Sea with a backdrop of the Mourne Mountains and Slieve Croob.

The bungalow, built in recent years to a high standard with detached garage and office to side is fitted with double glazing and oil fired central heating, and tastefully decorated.

A substantial range of modern agricultural outbuildings clustered around two yards, provide quality accommodation for a suckler herd and / or other livestock, machinery and feed stuffs.

The lands provide good hill grazing for cattle and sheep with a number of fields suitable for cutting purposes. Planning permission has been granted for the erection of an additional dwelling on a site enjoying the exceptional views and with the potential for separate access.

This is a fine family farm in a delightful location.

1B Main Street, Saintfield, BT24 7AA

Email: info@timmartin.co.uk

Follow us:



ACCOMMODATION

ENTRANCE PORCH 1.93m (6'4) x 1.83m (6') Telephone and Open Reach connection points.

ENTRANCE HALL Polished oak floor; recessed display unit with plate glass shelves.



BATHROOM 3.99m (13'1) x 1.75m (5'9)

Modern white suite comprising panelled bath with centrally located chrome mixer taps; pedestal wash hand basin with chrome swan neck mixer taps; rectangular tiled shower cubicle with 'Aqualisa' thermostatically controlled shower; sliding glass shower door and side panel; close coupled wc; chrome wall mounted heated towel radiator; part tiled walls and ceramic tiled floor; built-in bathroom cabinet; extractor fan.

LIVING ROOM 4.09m (13'5) x 3.3m (10'10)

Attractive brick fireplace with carved pine surround and polished black granite hearth; tv aerial connection point; polished wood floor; telephone connection point.



BEDROOM 1 4.6m (15'1) 7 x 2.31m (7'7)

Polished wood floor.

BEDROOM 2 4.57m (15'0) x 2.82m (9'3)

Polished wood floor; double built-in wardrobe; tv aerial connection point.



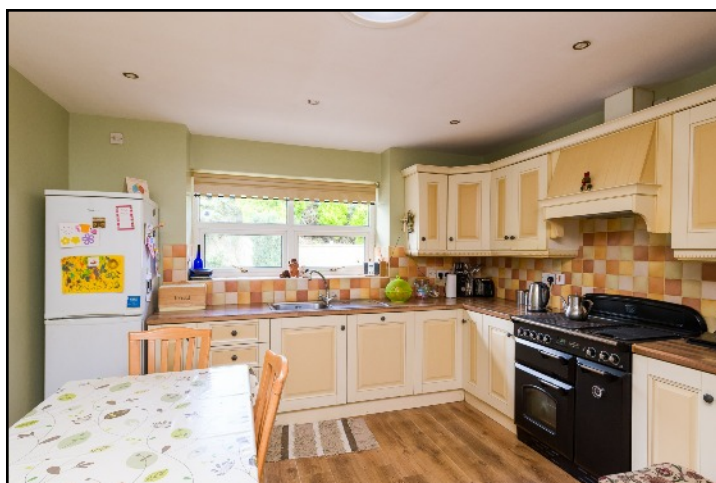
LAUNDRY ROOM 4.11m (13'6) x 1.75m (5'9)

Single drainer stainless steel sink unit with mixer taps; range of painted finish eye and floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer; part tiled walls; wood laminate floor.



KITCHEN 4.42m (14'6) x 3.73m (12'3)

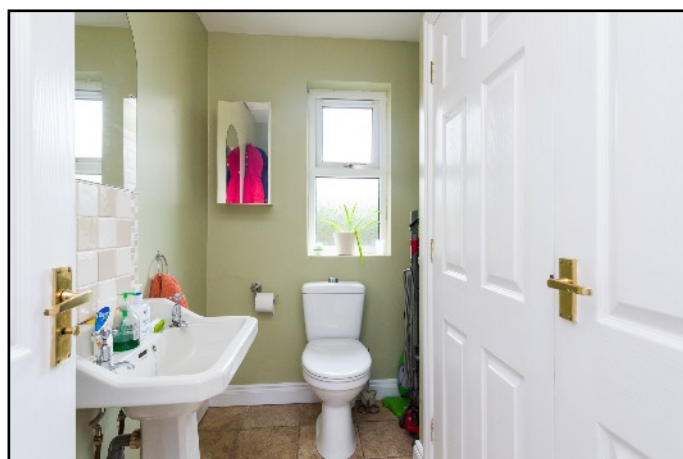
Single drainer stainless steel sink unit with mixer taps; good range of painted finish eye and floor level cupboards and drawers; formica worktops; integrated 'Rangemaster' range cooker with extractor unit and light in canopy over; integrated dishwasher; part tiled walls; wood laminate floor; 12 volt lights.



REAR HALLWAY Ceramic tiled floor; 12 volt ceiling lighting; half upvc doors to yard.

CLOAKROOM 2.41m (7'11) x 1.78m (5'10)

White suite comprising pedestal wash hand basin with tiled splash back; close coupled wc; built-in cloak cupboard; ceramic tiled floor.



SITTING ROOM / BEDROOM 3

4.34m (14'3) x 3.66m (12')

Wood laminate floor; tv aerial connection point.

OUTSIDE

Gravelled lane to farm yard and to bitmac drive leading to ample parking to front and side of residence and leading to:-

DETACHED GARAGE 6.93m (22'9) x 6.07m (19'11)

Roller door; warmflow oil fired boiler; fluorescent lights and power points; single drainer stainless steel sink unit with cupboards under; plumbed for washing machine.



OFFICE 4.32m (14'2) x 2.26m (7'5)

Fluorescent lights and power points; wood laminate floor; telephone connection point.

GARDEN STORE 4.01m (13'2) x 1.93m (6'4)

TWIN DOG HOUSES AND RUNS

GARDENS

Gardens to front side and rear, laid out in lawn and planted with a selection of ornamental flowering shrubs, roses, herbaceous plants and fruit trees.



FARM YARD

With range of outbuildings including:-

MEDICINE STORE 2.54m (8'4) x 1.65m (5'5)

Four ring gas hob; fluorescent light and power points.

TWO CALVING HOUSES

With enclosed concrete yards to front.

OPEN FRONTED CATTLE HOUSE

8.92m (29'3) x 5.13m (16'10)

Enclosed with feed gates to concrete silage pad.



OPEN CLAMP SILO

15.54m (51'0) x 9.75m (32'0) (approximate)

Concrete block walls and concrete floor.

REAR YARD

CATTLE HOUSE 14.22m (46'8) x 7.49m (24'7)

Enclosed with feed gates to concrete silage pad.

COVERED CATTLE HANDLING YARD 14.33m (47'0) x 3.66m (12'0)

With cattle chute and crush gate; three holding pens; light points.



WORKSHOP 14.33m (47'0) x 10.36m (34'0)

Large sliding door and pedestrian door; fluorescent lights and power points; wash hand basin.



CATTLE / FORAGE STORE

14.1m (46'3) x 10.36m (34'0)

Approached through large sliding door; enclosed pen to rear with water trough; fluorescent lights and power points.

CATTLE HOUSE 18.9m (62'0) x 10.62m (34'10)

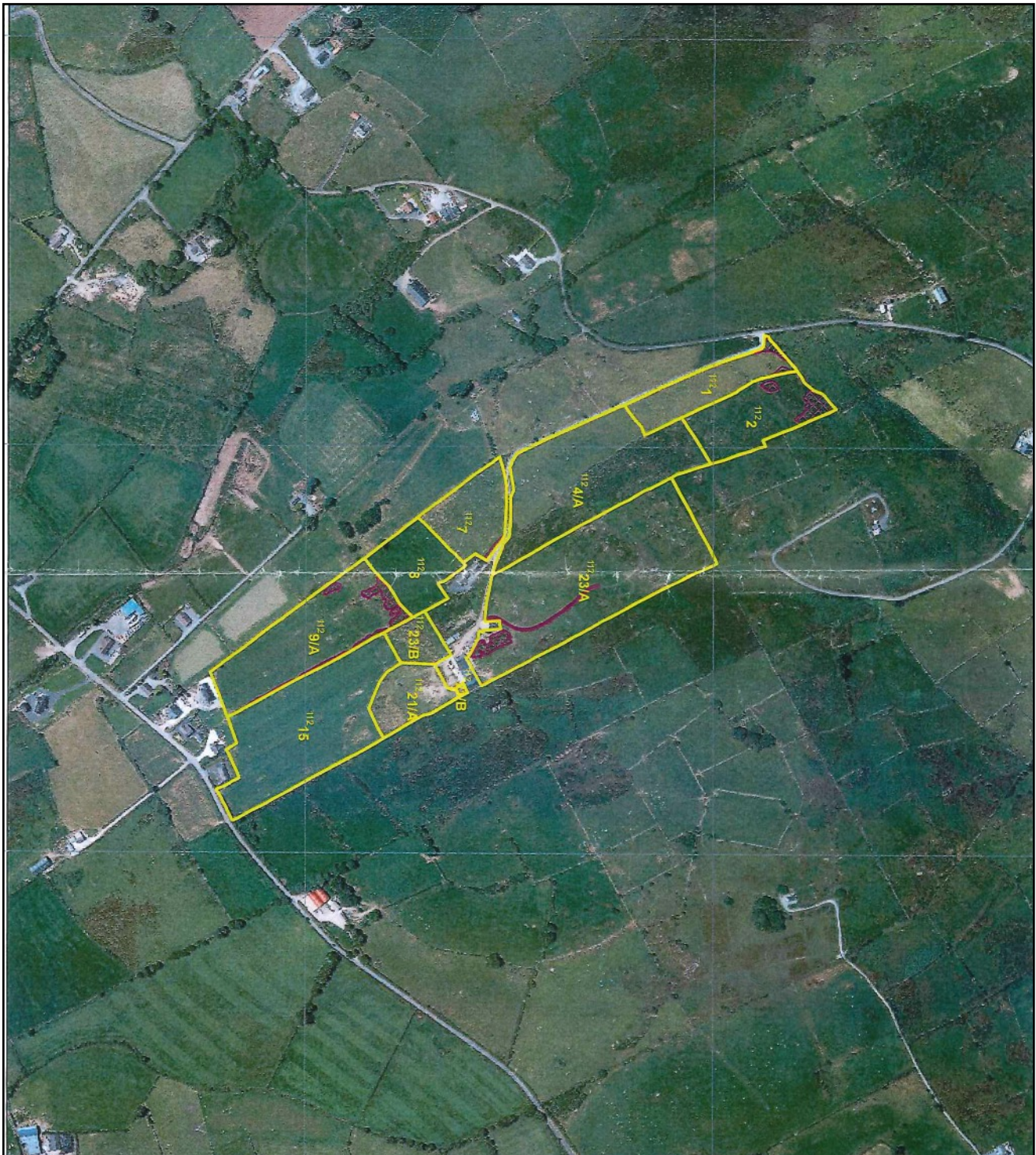
Approached through large door with secondary doors to holding yard and field; twin 'Jourdan' tubular bovine feed / holding / safety gates to silage pit

HOLDING YARD

With cattle shute and crush gate.

LANDS

The lands surrounding the farm yard and residence provide good grazing and lands suitable for cutting. The lands are all laid down to grass and subdivided into convenient sized fields with frontage to the laneway and Guinness Road. An agricultural lane leading off the county road provides a separate access to the rear lands and to the building site.



BUILDING SITE

Situated on an elevated position enjoying stunning views over the countryside towards the Irish Sea and Dundrum / Newcastle coastline, Mourne Mountains and Slieve Croob.

Outline planning permission has been granted for a detached single storey dwelling as contained in application no LA07/2016/0618/O dated 28th March 2017 with a floor area not more than 150 sq meters (1614 sqft) measured externally excluding any domestic garage or out buildings, with a ridge height of 5.4 meters above finished floor level and a low angle roof pitch.

The site is approached from the laneway leading to the farm house and farm yard.

Liam Hannaway
Chief Executive



Comhairle Ceannas
an Iúit, Mhíon
agus an Dúit
**Newry, Mourne
and Down**
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA07/2016/0618/O

Date of Application: 30th March 2016

Site of Proposed
Development:

Approx 160m South East of 24 Mountain Road Dunmore
Ballynahinch (amended address)

Description of Proposal:

Proposed Dwelling, Garage and Associated Sitework
(amended red line)

Applicant:

Address:

Dunmore
Ballynahinch
BT24 8QT

Agent:

Address:



Drawing Ref: LA07/2016/0618/01.

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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



2. 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. The dwelling hereby permitted shall be a single storey dwelling with a ridge height of 5.4m above the finished floor level and a low angle roof pitch. The dwelling to be designed and landscaped in accordance with the Department's Design Guide 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside'.

REASON: To ensure that the proposal is in keeping with the character of this Area of Outstanding Natural Beauty.

4. The proposed dwelling shall have a floor area not more than 150 sq. metres measured externally, excluding any domestic garage or outbuildings.

REASON: To ensure that the development is not prominent in the landscape in accordance with the requirements of Planning Policy Statement 21.

5. The roofing tiles or slates shall be blue/black or dark grey in colour and shall be flat and non-profiled.

REASON: To ensure that the proposal is in keeping with the character of this Area of Outstanding Natural Beauty.

6. The boundaries of the site shall be defined by a post and wire fence and a native species hedgerow planted on the inside and details of any proposed entrance gates and gateposts shall be submitted to the Council for consideration at reserved matters stage.

REASON: To ensure the development conserves features particular to the locality of the Area of Outstanding Natural Beauty.

7. A landscaping plan shall be submitted at reserved matters stage.

REASON: To ensure the development integrates into the countryside.

8. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor level(s) of the proposed building(s) and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

REASON: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

9. All planting shall be carried out during the first planting season after the commencement of the development. Trees or shrubs dying, removed or becoming seriously damaged within five 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: To ensure the development integrates into the countryside.

Informatives

1. This planning permission is granted for a dwelling on the farm as provided for in Policy CTY10 of the Planning Policy Statement 21 - Sustainable Development in the Countryside, under Farm Business Reference 645759.

2. The applicant is advised that under Policy CTY 10 of PPS 21: Sustainable Development in the Countryside planning permission will not be granted for a dwelling under this policy if a dwelling or development opportunity has been sold off from the farm holding within 10 years of the date of the application. For the purposes of this policy, 'sold-off' will mean any development opportunity disposed of from the farm holding to any other person including a member of family.

3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

5. This permission authorises only private domestic use of the proposed premises and does not confer approval on the carrying out of trade or business there from.

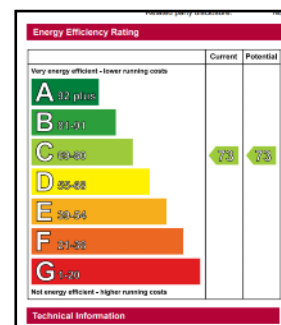
6. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

7. This decision relates to planning control. The Council would advise that if the proposed works require building control only, this should be obtained from the District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.

8. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermain, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermain, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc. It is the responsibility of the house builder/builder/developer to establish if existing public watermain, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.

If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development. This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermain and sewers. Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team. Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopers.asp and Forms.

Dated: 28th March 2017 Authorised Officer



LOCATION

From Spa crossroads take Dunmore Road towards Castlewellan. At end of McAuleys Lough turn hard right into Ballymacarn Road. Take first left into Drumgavlin Road and go to crossroads -turn left and then immediately right into Mountain Road. Proceed up road about 1 mile and lane to farm is on the left hand side.

CAPITAL / RATEABLE VALUE £135,000. Rates Payable = £1062.31 per annum (approx.)



VIEWING
By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?
Contact us now to arrange a free, no obligation valuation



MAILING LIST
Join Our Mailing List to receive free texts or emails on newly added properties



ARDS BUSINESS AWARDS 2015

Excellence in Customer Service



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

