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**Building Site 50m East of 28 Moss Road,  
Drumbo BT27 5JT**

OFFERS  
AROUND

**£100,000**

An opportunity exists to purchase this freehold building site extending to half an acre or thereabouts enjoying pleasing views over the surrounding countryside. Outline planning permission has been granted for a dwelling with a ridge height no greater than 5.4 metres from finished floor level.

The site is convenient to Carryduff, Lisburn and Drumbo and enjoys easy access to Belfast.

Realistically priced, this offers an opportunity for those wishing to build the house of their dreams.

Viewing: By Appointment With The Agent

Planning Ref: LA05/2019/0723/O

1B Main Street, Saintfield, BT24 7AA

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**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

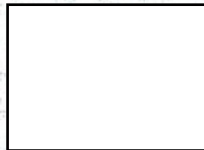
Application No: **LA05/2019/0723/O**

Date of Application: **3rd July 2019**

Site of Proposed Development: **Lands 50m East of No. 28 Moss Road  
Drumbo, Lisburn**

Description of Proposal: **Proposed site for new farm dwelling and garage**

Applicant:  
Address:



Agent:  
Address:



Drawing Ref: 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. As required by Section 62 of the Planning Act (Northern Ireland) 2011 , 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: Time Limit



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 matter"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

3. A plan at 1:500 scale (min.) shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

4. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 3 spaces per dwelling.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

6. The ridge height of the dwellings shall not exceed 5.4 metres from their finished floor levels and under-building shall not exceed 0.35m at any point. Any application for approval of reserved matters shall incorporate plans indicating existing and proposed ground levels and proposed finished floor levels, all in relation to a known datum point.

Reason: To ensure the development is prominent in the landscape.

7. The existing natural screenings of this site shall be retained.



Reason: To ensure the provision, establishment and maintenance of screening to the site.

8. No development shall take place until there has been submitted to and approved by the Planning Authority a landscaping scheme. The scheme of planting as finally approved shall be carried out during the first planting season after the dwelling is occupied. 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 to ensure the maintenance of screening to the site.

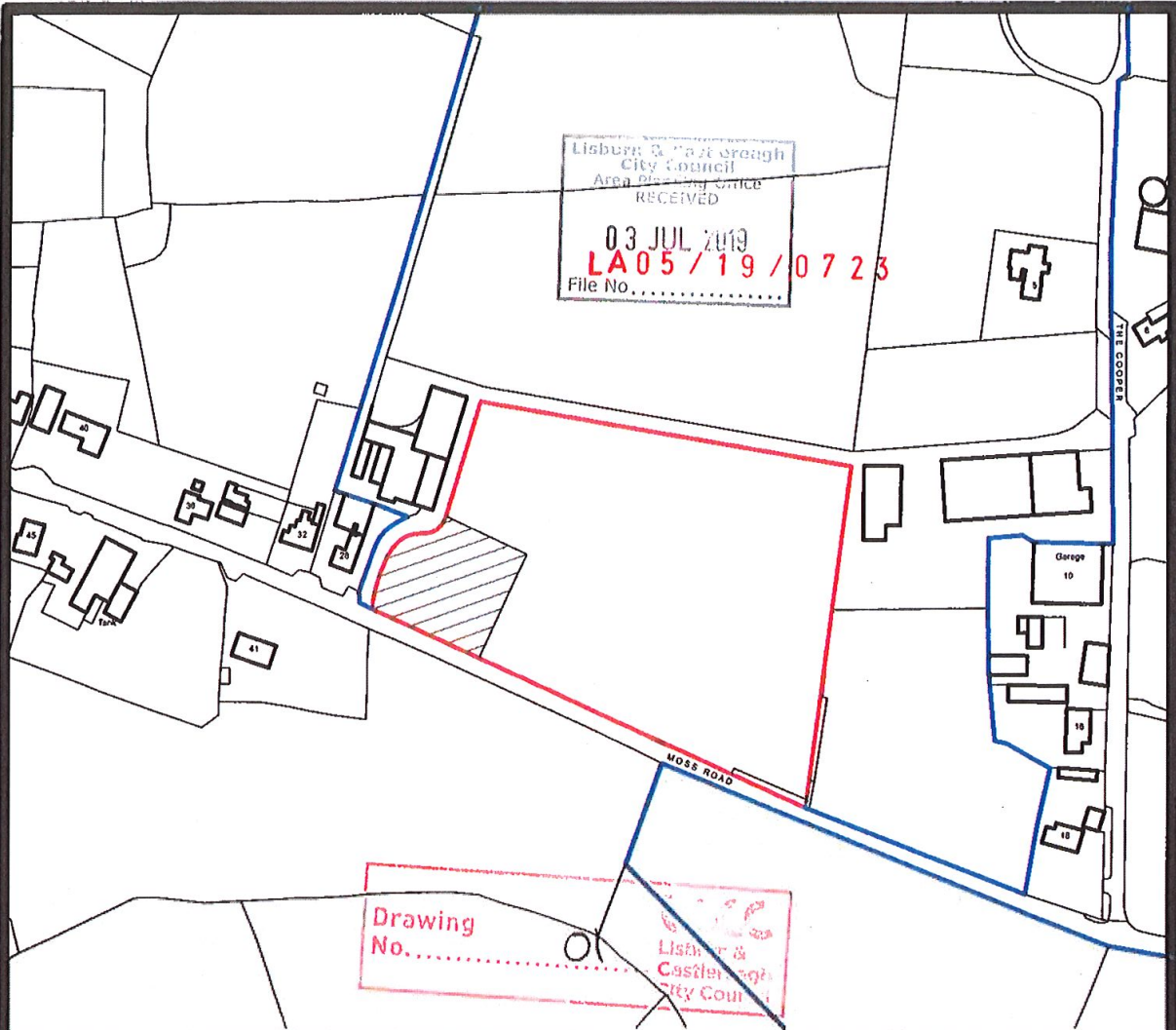
9. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

#### Informatives

1. It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
2. Guidance can be given to developers / house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.
3. 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 NIW 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 watermains and sewers.



TITLE

## LOCATION MAP

PROJECT

## PROPOSED SITE FOR NEW FARM DWELLING AND GARAGE

LOCATION

**LANDS 50m EAST OF No.28 MOSS ROAD, DRUMBO, LISBURN**

CLIENT

SCALE

**1:2500**

DATE

**July 2019**

DRAWING NUMBER

**804-01**

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## 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



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**RICS**