

Tim Martin
co.uk



Development Opportunity
Solitude Mills
59/61 Tullyhubert Road
Ballygowan
BT23 6LY

Guide Price
£350,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A unique opportunity to acquire a former mill, mill cottage and lands for the erection of two detached dwellings and in total five sites.

Full planning permission has been granted for the erection of circa 2,500 sqft detached residence, conversion of former mill building to residence, conversion of former mill to two semi detached dwellings and outline planning permission for a detached dwelling with a ridge height no greater than 8 metres with an application pending for reserved matters for the erection of a 2,500 sqft residence.

The delightful mature site is intersected by a small stream which is a most pleasing feature.

The site is convenient to Ballygowan, is a short commute to Belfast and yet is situated in the heart of the countryside with a range of facilities close by including public transport to many of the top schools in East Belfast, delightful walks, sports facilities etc.

Demand for the completed property is sure to be great and with the combination of new and restored property will create a more pleasing exclusive development.

FEATURES

- Former Mill, Mill Cottage & Lands
- For the Erection of 2 Detached Dwellings
- In Total 5 Sites
- Convenient to Ballygowan and a Short Commute to Belfast
- Range of Facilities Close By
- Plans & Drawings Available From Agents



Plans and drawings available from agents.

LOCATION

From Ballygowan, proceed out the Belfast Road for about 1½ miles, turn left into the Tullyhubert Road and proceed just over ½ a mile, at corner turn into the mill.





**Ards and
North Down
Borough Council**

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2019/0123/F**

Date of Application: **5th February 2019**

Site of Proposed
Development:

**61 Tullyhubbert Road
Edenslate
Ballygowan BT23 6LY (Phase 1)**

Description of Proposal:

**Proposed change of use from former mill buildings unit 1
and 2 to 3no. dwelling units.**

Applicant:
Address:



Agent: Hawthorne Associates
Address: 2 The Beeches
Grove Road
Spa
Ballynahinch
BT24 8RA

Drawing Ref: 01A, 03C, 04, 05A, 06A, 07, 08 & 09

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

GRANTS 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 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit

Application No. LA06/2019/0123/F

LA06

2. A final Construction Method Statement (CMS) with appended telephone contact details shall be submitted to and agreed in writing with the Council prior to works commencing. This should reflect and detail all pollution prevention, mitigation and avoidance measures as contained in the Outline CMS by O'Sullivan Macfarlane Environmental Consulting date stamped by the Council on 23 July 2019. The final Construction Method Statement shall be implemented as approved.

Reason: To protect the features of the hydrologically connected European Sites in Strangford Lough from any adverse effects during construction of the proposal and to ensure no significant impact on the Comber Tributary.

3. A Construction Environmental Management Plan (CEMP) / Method of Works Statement (MOS) shall be submitted to and agreed in writing with the Council, at least 8 weeks prior to the commencement of any works to the bridge to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. The development shall be carried out in accordance with those details approved.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.03C date stamped 9 March 2020, 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 to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m 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.

6. All hard and soft landscape works shall be carried out in accordance with the Proposed Landscape Plan, Drawing No. 09 date stamped 10 March 2020 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out in the first available planting season following the occupation of the dwelling hereby permitted.

Reason: To ensure the provision, establishment and maintenance of a high standard



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of landscape.

7. The existing trees, numbered 2, 3, 4, 5 and 11 on Drawing No. 08 date stamped 10 March 2020, shall be retained at a minimum height of 2m unless removal is necessary to prevent danger to the public in which case a full explanation shall be given to the Council within 28 days.

Reason: To ensure the development integrates into the countryside.

8. If any retained planting is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted within the next available planting season.

Reason: To ensure the continuity of amenity afforded by existing planting.

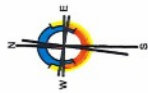
Informatives

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

Dated: 29th October 2020

Authorised Officer

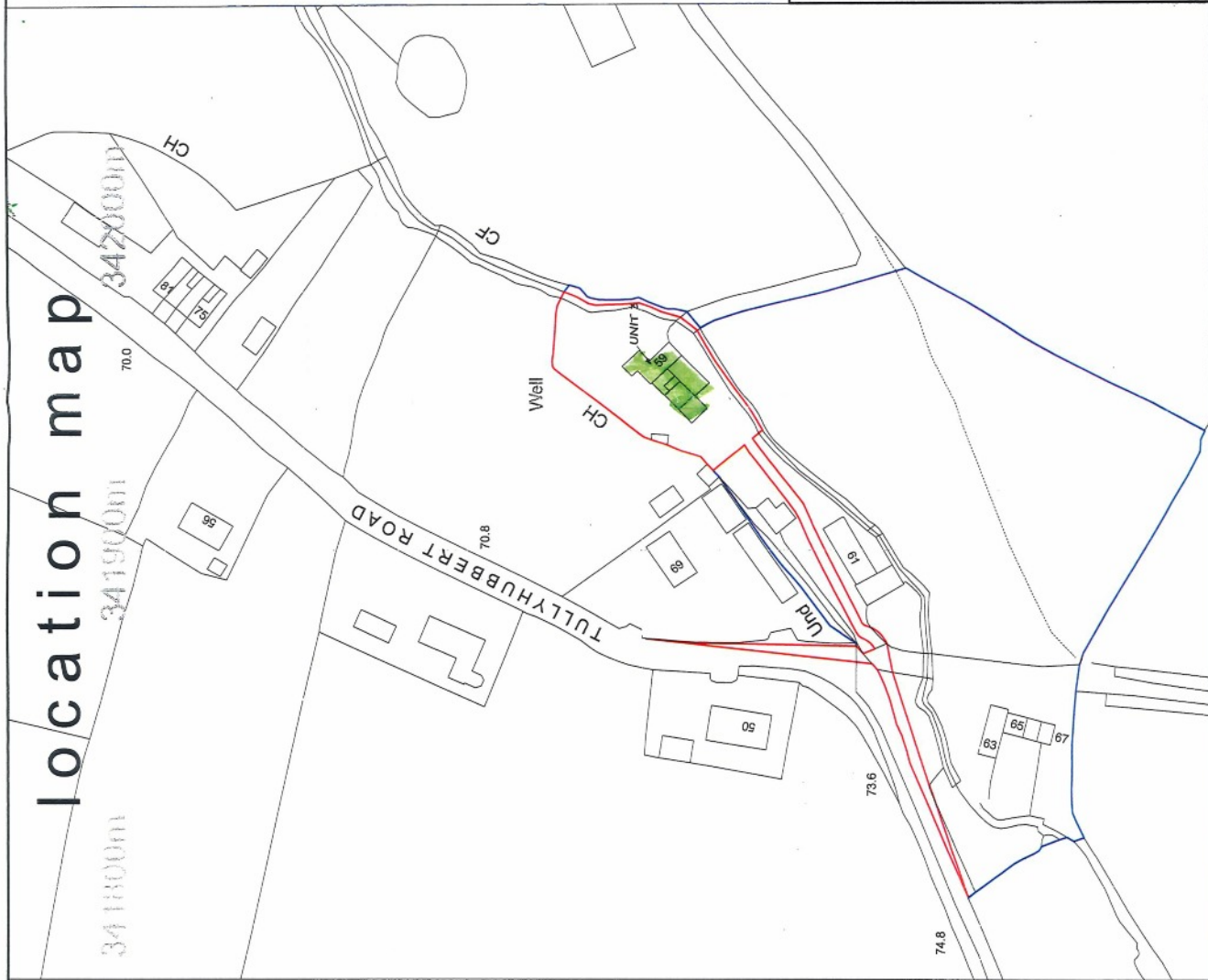
location map



365300m

365200m

365100m



Planning Act
(NI) 2011

GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. **186/2019/0120**
Date: **22/6/2020**

1

Drawing
Number **01A**

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20 FEB 2020

186 / 2019 / 0120

DATE	DESCRIPTION	ISSUED DRN
23-01-19	PLANNING APPLICATION ISSUE	23-01-19 SH
17-02-20	Ards to reflect actual DfA sight line requirements within the de facto boundary across the frontage of Number 69 Tullyhubbert Road.	

HAWTHORNE ASSOCIATES
town & country planning
civil engineering
project management

2 The Breesches,
Grove Road,
Speke,
Liverpool,
Merseyside,
L24 8BA

PROPOSED REPLACEMENT FROM
2 NUMBER SEMI DETACHED DWELLINGS TO
ONE DWELLING AT 'SOUTSIDE MILLS'
UNIT 186/2019/0120
EDINBURGH BALLYDOWN BT23 4LY

PROJECT NO. **18-1736-02** 301P
DRAWING TITLE **LOCATION MAP**

T: 028 9756 1489
F: 028 9756 5558
E: sam@hawthornesociates.co.uk

DATE **Dec 2018** SCALE **1:1250** DIRECTOR **Sam Hawthorne**
(SIGNED)



Comber ■

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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