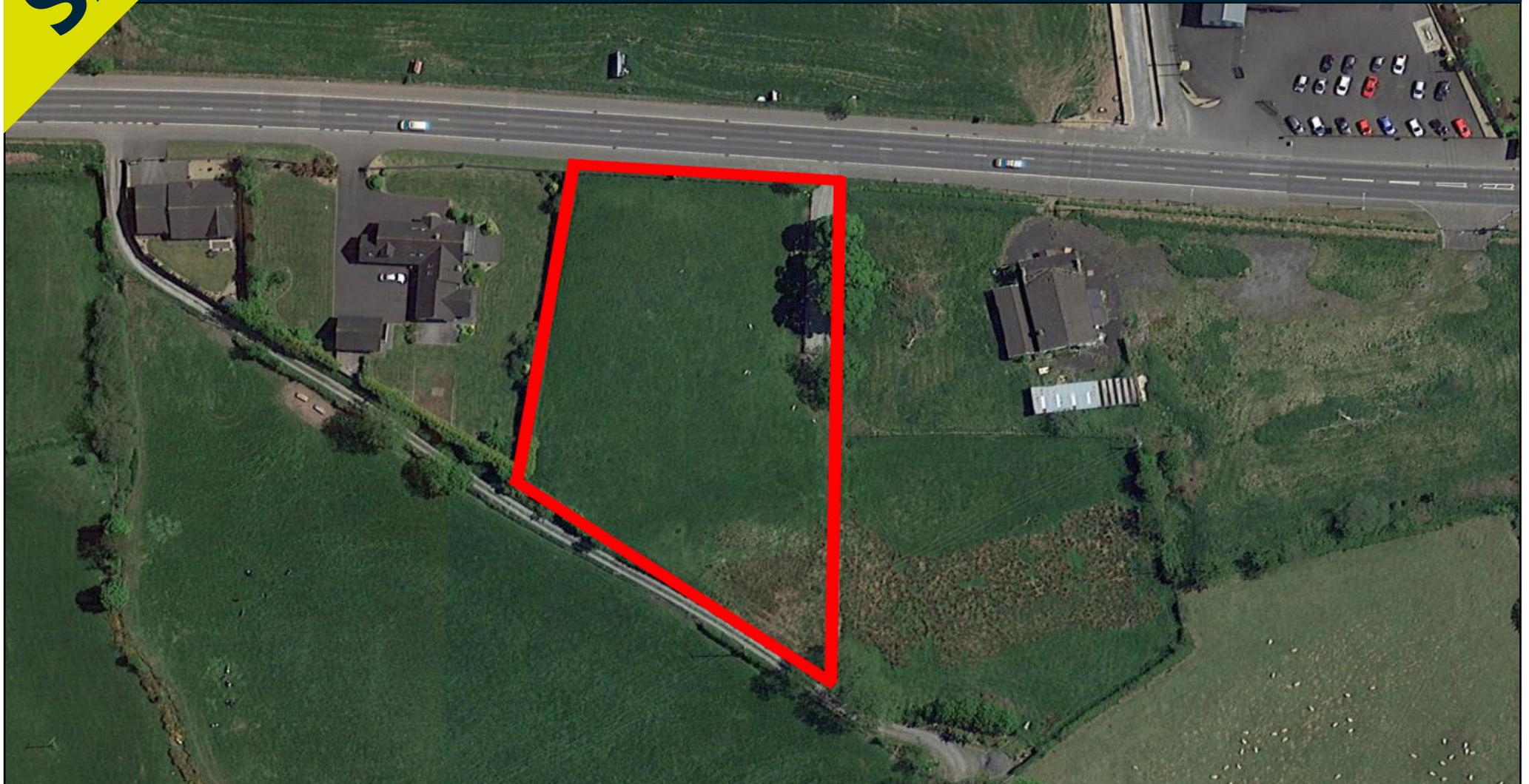


**FOR
SALE**

**Lands South of 105 Carryduff Road,
Temple, BT27 6YL**

Dougan

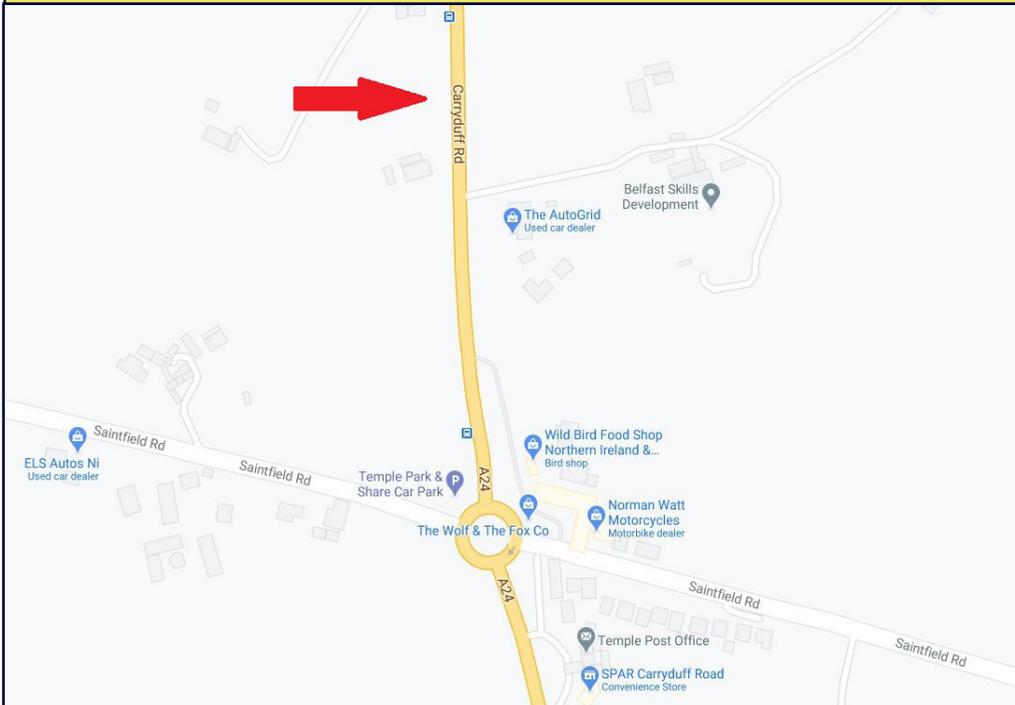
RESIDENTIAL



Prime Development Site c. 1.4 Acres With Full Planning Permission for 2 Detached Dwellings of c. 2,300 sq ft

KEY POINTS

- Prime development site that is ready to be started immediately.
- Full planning permission for 2 unique detached houses by Alan Patterson Design.
- Reserved Matters LA05/2019/1221/RM approved 20th April 2020.
- Building Control Approval 17th December 2020.
- Consent to Discharge of Effluent granted 6th January 2021.
- Full Bill of Quantities prepared for both dwellings
- Each house c. 2,300 sq ft.
- Internal garage to each dwelling.
- Stunning views of the Mourne Mountains.
- Offers around £235,000.



APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA05/2019/1221/RM**

Date of Application: **27th November 2019**

Site of Proposed Development: **Land immediately south of 105 Carryduff Road Temple BT27 6YL**

Description of Proposal: **Proposed construction of 2 no proposed detached dwellings, utilising existing vehicular access, to include all other associated site works (reserved matters to application ref: LA05/2017/0997/O)**

Applicant: Address: Agent: Alan Patterson Design LLP

Drawing Ref: 02, 03, 04/1, 05/1, 06/1, 07, 08, 09, 10
Outline Application Number: LA05/2017/0997/O

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:

SITE LAYOUT



Site Area: 0.3787HA
Area of Hardstanding: 818m²

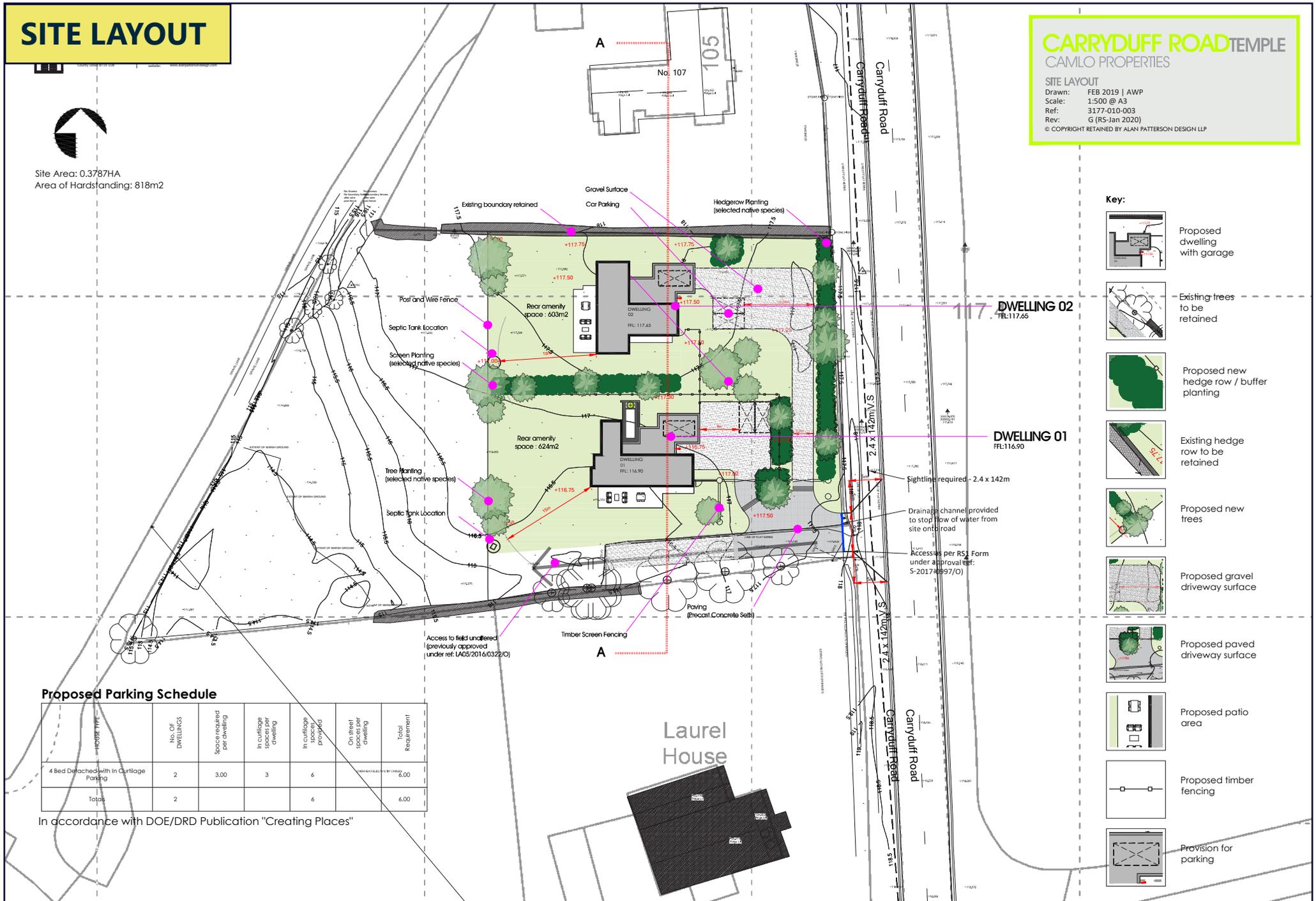
CARRYDUFF ROAD TEMPLE CAMLO PROPERTIES

SITE LAYOUT

Drawn: FEB 2019 | AWP
Scale: 1:500 @ A3
Ref: 3177-010-003
Rev: G (RS-Jan 2020)
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Key:

-  Proposed dwelling with garage
-  Existing trees to be retained
-  Proposed new hedge row / buffer planting
-  Existing hedge row to be retained
-  Proposed new trees
-  Proposed gravel driveway surface
-  Proposed paved driveway surface
-  Proposed patio area
-  Proposed timber fencing
-  Provision for parking



Proposed Parking Schedule

HOUSE TYPE	No. OF DWELLINGS	Spaces required per dwelling	In curtilage spaces per dwelling	In curtilage spaces proposed	On street spaces per dwelling	Total Requirement
4 Bed Detached with In Curtilage Parking	2	3.00	3	6	0	6.00
Totals	2			6		6.00

In accordance with DOE/DRD Publication "Creating Places"

DWELLING 1

CARRYDUFF ROAD TEMPLE CAMLO PROPERTIES

ILLUSTRATIVE PROPOSALS - DWELLING 01

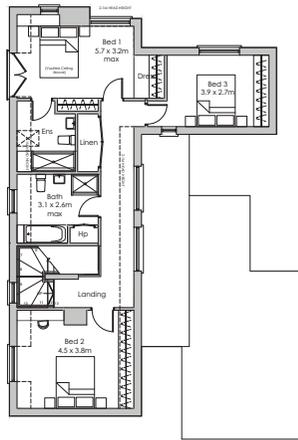
Drawn: FEB 2019 | AWP

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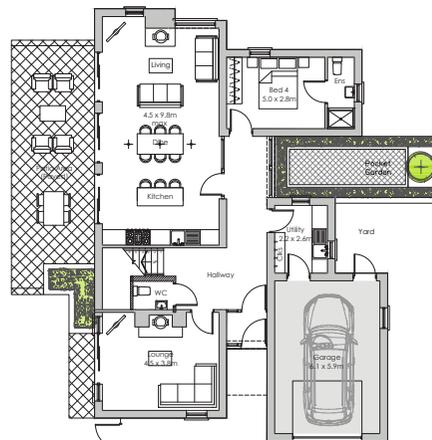
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Rev: F (BMQ-18.11.19)

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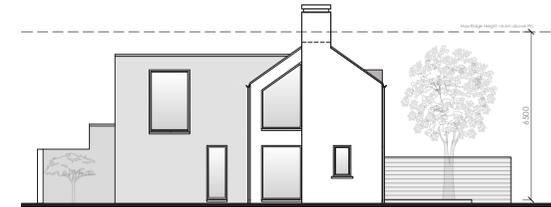
FIRST FLOOR PLAN



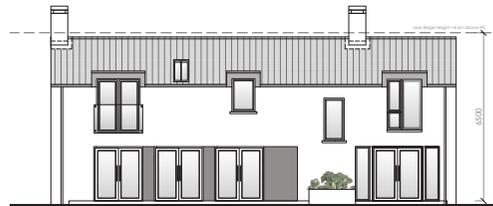
GROUND FLOOR PLAN



ENTRANCE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Accommodation Schedule:

(Note: all dimensions are calculated using NICS NSA)

2027 sq ft approx
(not including garage)

FINISHES SCHEDULE

Roof:
Concrete interlocking roof tiles with blue or black coloured ridge tiles
Trocal flat roofing
uPVC rainwater goods - colour dark grey

Walls:
Smooth render

Openings:
Windows to be double glazed casement with uPVC frames
Precast concrete cills
uPVC doors

DWELLING 2

CARRYDUFF ROAD TEMPLE
CAMLO PROPERTIES

ILLUSTRATIVE PROPOSALS - DWELLING 02

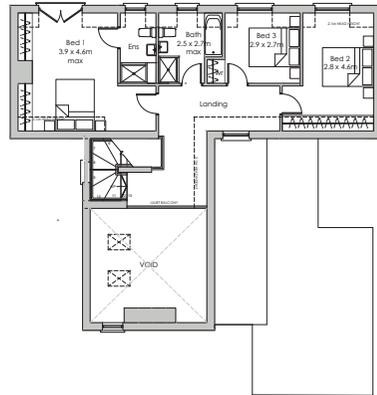
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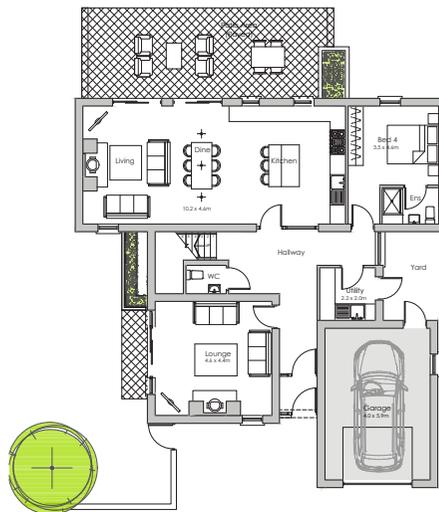
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Rev: F (BMQ-18.11.19)

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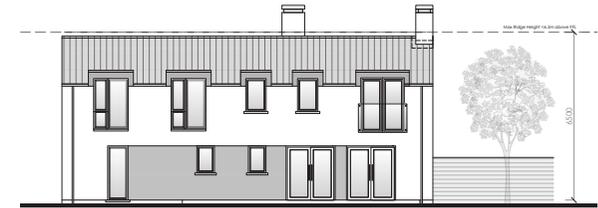
FIRST FLOOR PLAN



GROUND FLOOR PLAN



ENTRANCE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Accommodation Schedule:

(Note: all dimensions are calculated using NICS NSA)

2102sq ft approx
(not including garage)

FINISHES SCHEDULE

Roof:
Concrete interlocking roof tiles with blue or black coloured ridge tiles
Trocac flat roofing
uPVC rainwater goods - colour dark grey

Walls:
Smooth self coloured render

Openings:
Windows to be double glazed casement with uPVC frames
Precast concrete cills
uPVC doors

LOCATION

The subject property occupies an excellent location fronting the Carryduff Road close to the junction of the Saintfield Road in Temple. The subject site is located approximate c. 2 miles from Carryduff, with Hillsborough and Saintfield c. 8 miles and c. 4 miles respectively. Belfast City Centre is just 20 minutes away and Forestside Shopping Centre a short 10 minutes drive. Rockmount Golf Club and Temple Golf Club are both located less than 5 minutes from the site. In addition there are numerous equestrian facilities in the locality.

DESCRIPTION

The subject lands being offered to the market comprises of a cleared development site of approximately 1.4 acres with approximately 171 ft of frontage to Carryduff Road. The proposed plans benefit from stunning views of the Mourne Mountains. The site is ready for immediate development.

PLANNING PERMISSION

Reserved Matters LA05/2019/1221/RM was approved on the 20th April 2020 (valid until 19th April 2022) for the construction of 2 detached dwellings of c.2,300 sq ft and other associated site works.

PRICE

Offers around £235,000.

VIEWING ARRANGMENTS

Go directly to site.

FURTHER INFORMATION

For further information or for a copy of the planning drawings please contact:

Trevor Dougan

T- 028 9030 8855

E- trevor@douganproperty.com

ACEmap® Single

Printed: 09/03/2016 Customer Ref:

Centre Point (Easting, Northing): 335629, 360869

CARRYDUFF ROAD, CARRICKNAVEAGH, LISBURN, BT27 6YL, 187556071

Scale: 1:1,250

Order no. ORD22745

Plan No. 16614SE



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