

**Misrepresentation Clause:**

Lynn & Brewster Ltd, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Lynn & Brewster Ltd for current IEE wiring regulations and the Purchasers/Lessees must make their own investigations.

**L&B**

L&B is a trading name of Lynn & Brewster Ltd  
Registered Company No. NI623001  
Registered Address: 14 Market Road, Ballymena. BT43 6EL  
Directors: Charles Lynn and Stuart Brewster



**028 2563 7733**  
lynnandbrewster.com



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**L&B**

Residential Sales  
Lettings & Management  
Land & New Homes  
Agricultural & Equestrian  
Financial Services  
Corporate Services



## Building Site Opposite 2 Killyless Road, Cullybackey, Co Antrim

Located approximately 3.5 miles north west of Cullybackey and 7 miles from Ballymena, this well appointed site c. 0.8 acres benefits from full planning permission (Application no G/2003/0303/F) for a detached one and half storey dwelling with garage. The proposed accommodation includes a well portioned layout extending to 2,119 sq ft encompassing an open plan kitchen/Dining area, Sunroom, Lounge, Utility, separate WC and Bedroom with Ensuite. The first floor includes an additional 3 bedrooms and separate bathroom. Plans have been approved by Building Control (Ref: BA/2056/0386) and the site also benefits from consent to discharge.

**Offers Around £70,000**


028 25637733

lynnandbrewster.com



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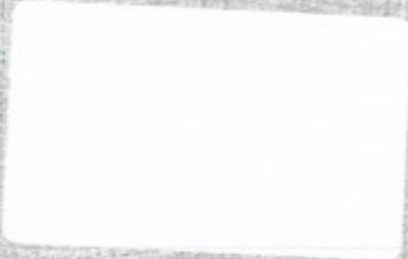
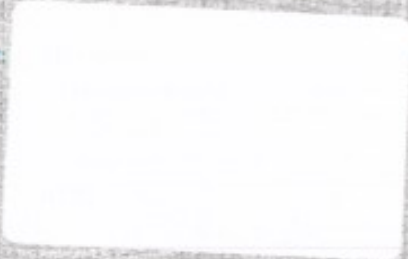
Working Drawing to  
Bldg Act Application



**PLANNING PERMISSION**  
Planning (Northern Ireland) Order 1991

Application No: G/2003/0303/F  
Date of Application: 11th March 2003

Site of Proposed Development: Killyless Road, Cullybackey  
Description of Proposal: Dwelling & Garage.

Applicant:   
Address: 

Agent: Building Design Management  
Address: 2 Sloan's Court  
Queen Street  
Ballymena  
BT42 2BD

Drawing Ref: 01, 02, 03, 04

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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 Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
Reason: Time limit.
2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.


Application No. G/2003/0303/F

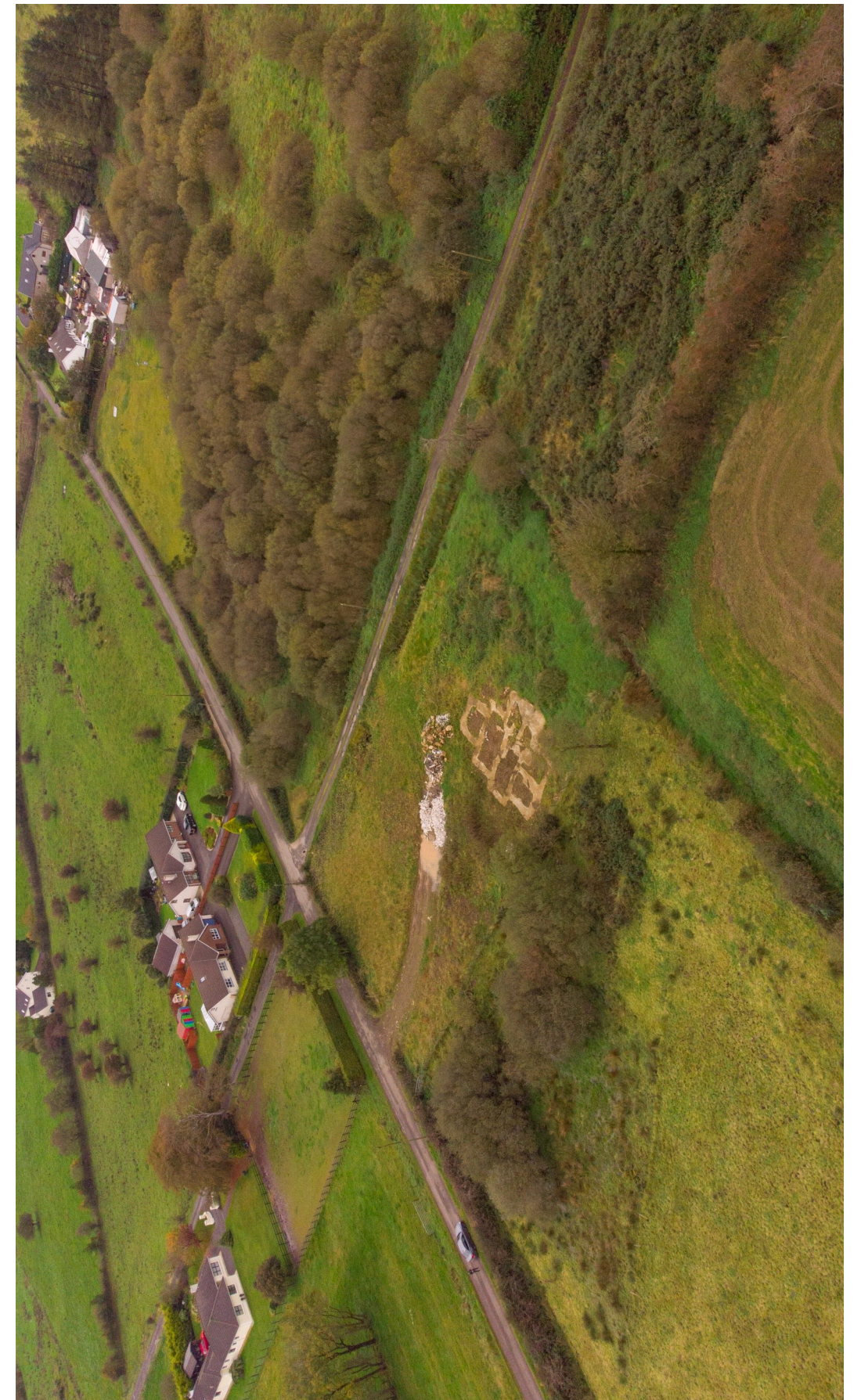
DC1001MW

Ballymena Planning Office

See also Explanatory Notes attached

 An Agency within the Department of the Environment

 INVESTOR IN PEOPLE





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3. 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 before the development hereby permitted is commenced and shall be retained and kept clear thereafter.

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

4. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m 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.

5. Any access ramps or steps associated with the development shall be provided within the curtilage of the site.

Reason: To prevent encroachment into the public road in the interests of road safety and the convenience of road users.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

7. The existing planting as indicated on the approved plan date stamped 11 March 2003, shall be retained.

Reason: To ensure the development integrates into the countryside.

8. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

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

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.

Application No. CI/2003/0303/F

DC1901MW



Ballymena Planning Office

See also Explanatory Notes attached



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10. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings No. 01-04 which were received on 11 March 2003.

Reason: To ensure the development is carried out in accordance with the approved plans.

### Informatives

1. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
2. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for which separate permissions and arrangements are required.
3. Details of any retaining walls required shall be submitted to and approved in writing by the DRD under the Technical Approval Scheme prior to any construction work being undertaken. The necessary TAS 1 forms to be obtained from the DRD's Roads Service.
4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
5. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Ballykeel Depot, 190 Larne Road Link, Ballymena. A deposit will be required.
6. All construction plant and materials shall be stored within the curtilage of the site.
7. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.
8. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit at to obtain an application form, or telephone Waterline on 0845 7440088.

Application No. G/2003/0303/P

DC1001MW

Ballymena Planning Office

See also Explanatory Notes attached

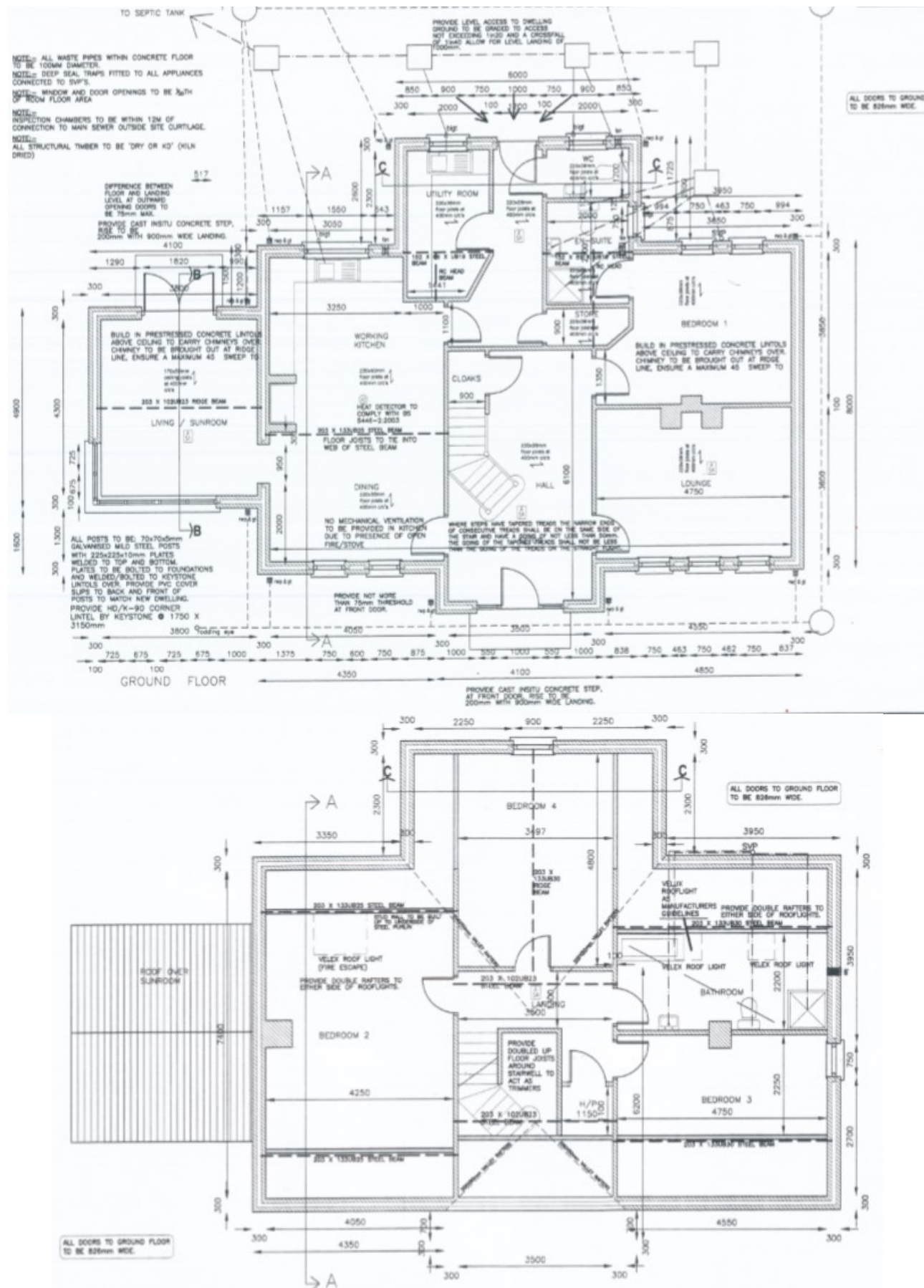


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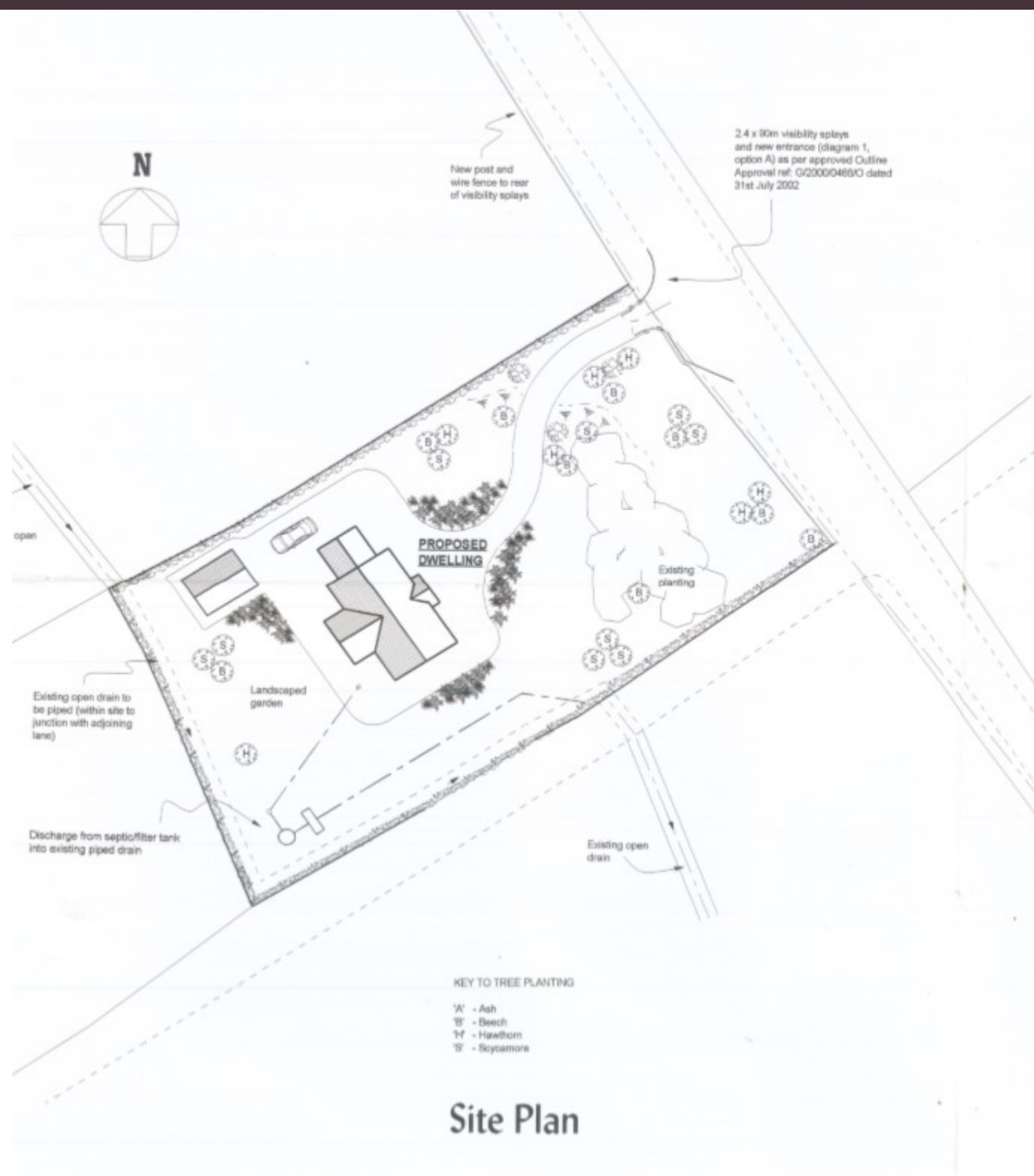


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Front Elevation



Rear Elevation



Side Elevation



Side Elevation