



McKINNEYS
Chartered Valuation Surveyors & Estate Agents

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**EXCELLENT 0.27 ACRE SITE FOR 2 STOREY HOUSE & GARAGE
AT 40M WEST OF 201 MOORFIELDS ROAD, BALLYMENA,
BT42 3DE**

**Offers Over
£40,000**

This excellent roadside site has full planning permission for a two storied detached house and garage. The dwelling is to extend to 1551 square feet and will provide an open plan kitchen/dining/living area, separate lounge, utility, downstairs WC, four first floor bedrooms (master with ensuite) and bathroom. The site is ideally located a short distance from Moorfields Primary School on the main Ballymena to Larne line and close to Collin Road which leads directly to Ballyclare. Mains water and electricity are convenient.



**Mid & East
Antrim**
Borough Council

APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA02/2017/0945/RM**

Date of Application: **18th October 2017**

Site of Proposed Development: **40 m west of 201 Moorfields Road
Ballymena**

Description of Proposal: **Proposed dwelling and garage**

Applicant: **Mr N McBurney**
Address: **205 Moorfields Road
Ballymena
BT42 3EG**

Agent: **FMK Architecture Ltd**
Address: **Unit 5 Ahoghill Business Centre
Ahoghill
Ballymena
BT42 1LA**

Drawing Ref: **01/1, 02/1, 03/2, 04, 05, 06**
Outline Application Number: **G/2014/0368/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:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or





ii. The expiration of a period of 2 years from the date hereof.

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

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with drawing no. 02/1 bearing the date stamp 28th December 2017, 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.

3. 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 and trees and shrubs of mixed woodland species planted on the inside in general accordance with the details on the approved drawing number 03/2, bearing the date stamp 28th December 2017.

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





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Informatives

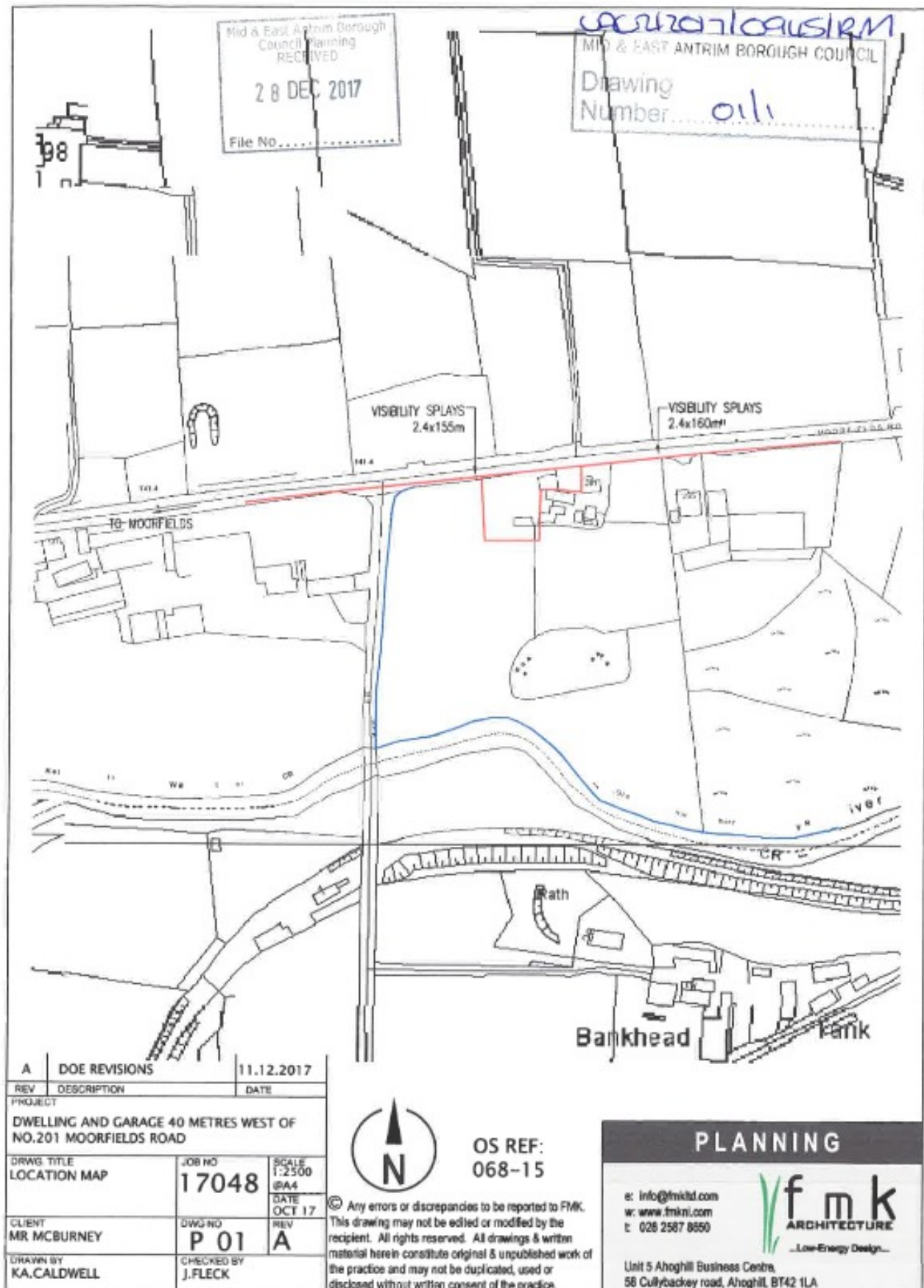
1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
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 boundary whether or not defined.
4. 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.
5. Notwithstanding the terms and conditions of the Council'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 DFI'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 DFI Roads Section Engineer whose address is: Larne Road Depot, 190 Larne Road Link, Ballymena, BT42 3HA. A deposit will be required.
6. The use of a Septic Tank is subject to the written consent being obtained from Northern Ireland Environment Agency.

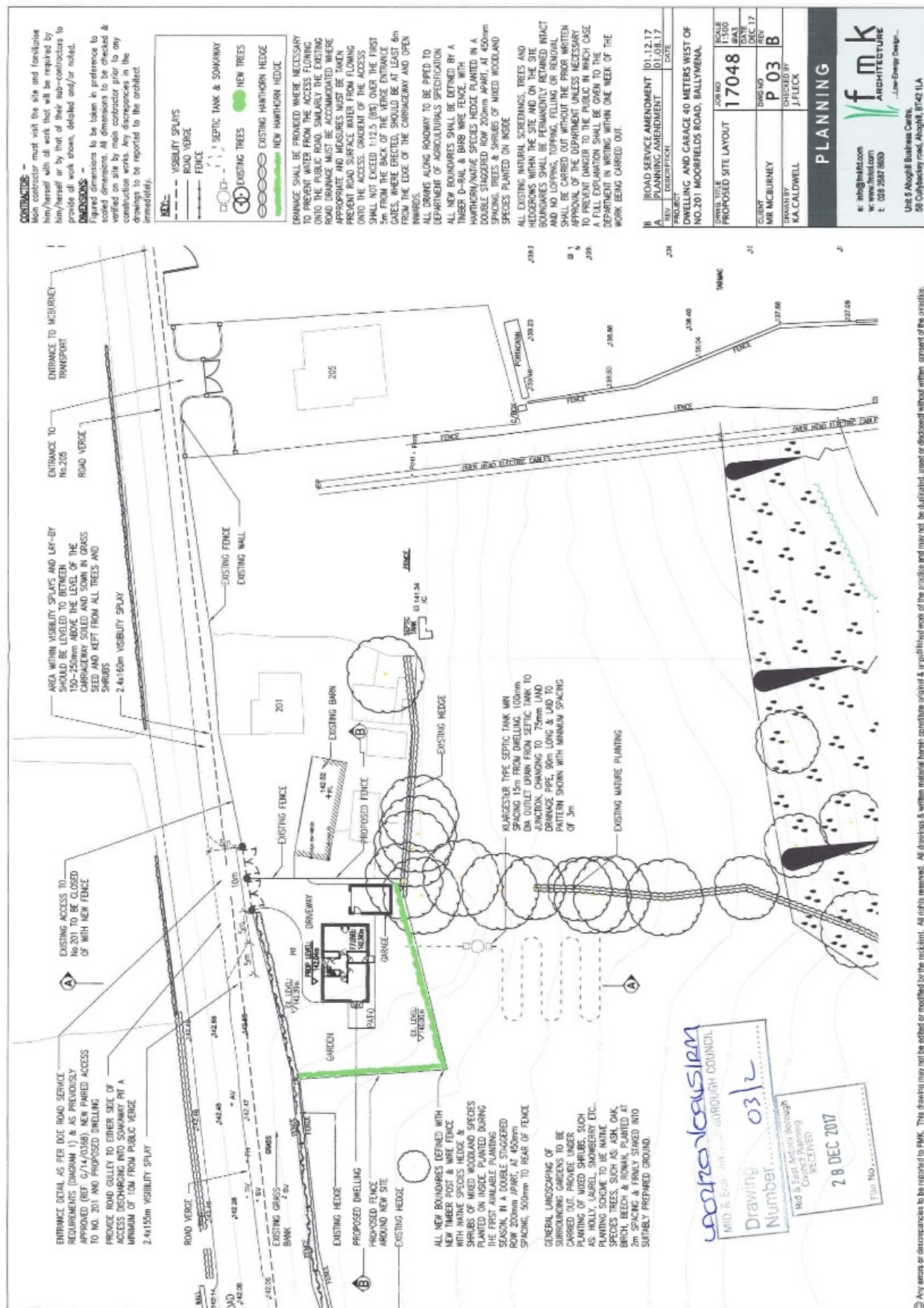
Dated: 30th January 2018

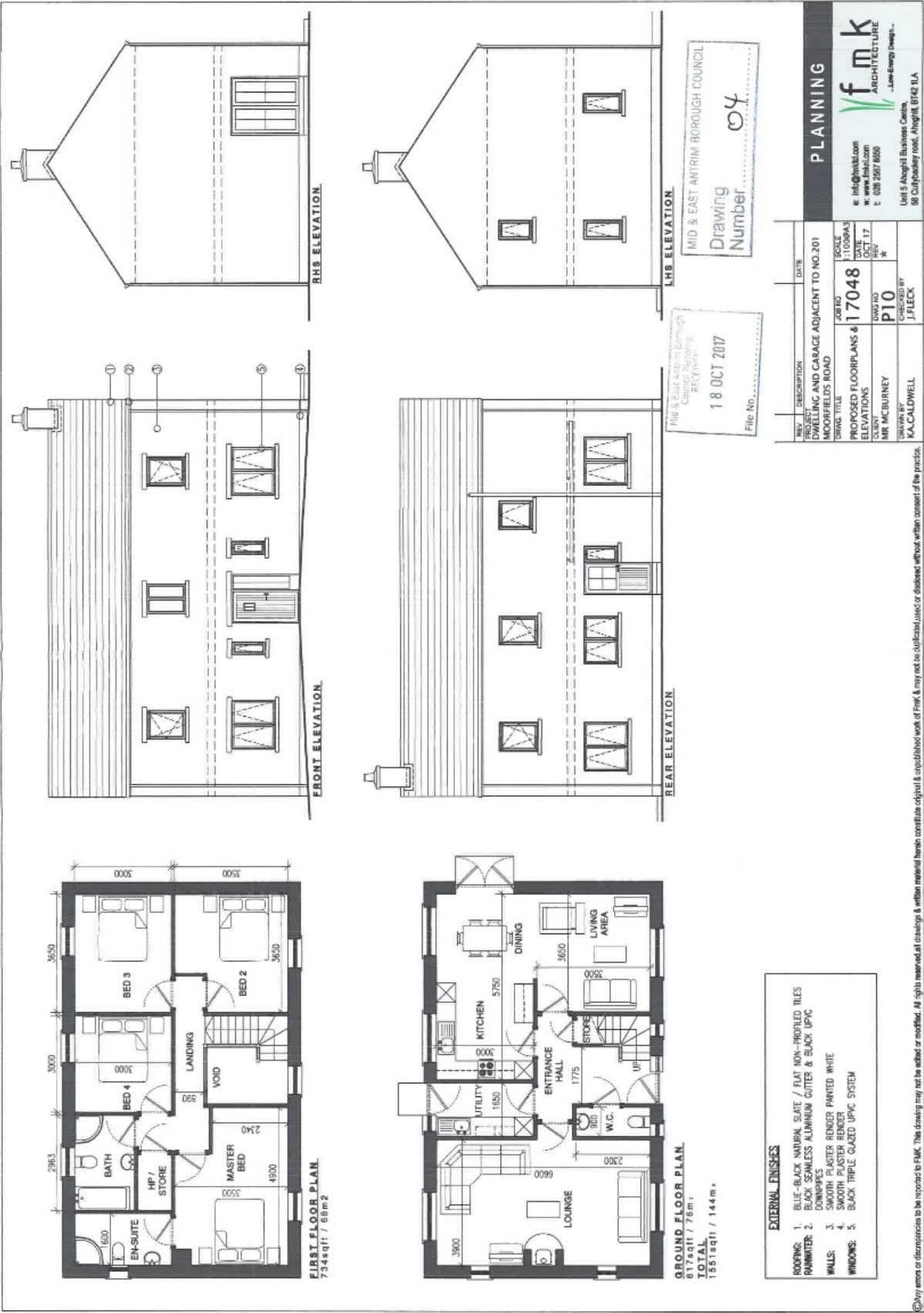
Authorised Officer

V









AGENT'S NOTES

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description, necessary permissions for use and measurements. None of the services or appliances at the property have been tested by us and no warranty as to their condition is given. Neither the vendor, James H. McKinney & Sons, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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