



Positioned on the scenic Carnbane Road, this site enjoys breathtaking countryside views extending towards Belfast. While offering a peaceful rural retreat, it remains well-connected with easy access to Sprucefield, Hillsborough, Belfast, and the motorway network.

Planning permission has been granted for a spacious 3,600 sq. ft. detached residence, including a detached garage. The site is already partially developed, with stone hardcore groundwork completed, foundations in place, and the garage fully constructed.

With much of the groundwork already completed, this presents a fantastic opportunity to build a bespoke home in a highly desirable setting.

Just a short drive away, Royal Hillsborough is a charming and historic town, home to the beautiful Hillsborough Castle and Forest. Renowned for its character and elegance, it offers a perfect balance of tranquility and convenience, with seamless access to Belfast, Lisburn, and the South.

With excellent road and bus links, commuting, school runs, and shopping trips are effortless—making this an ideal location to create the home you've always envisioned.

Offers Around
£390,000

Site @ 63 Carnbane
Road,
HILLSBOROUGH,
BT27 5NG

Viewing by
appointment with
& through agent
028 9266 1700

- Private Site Stretching to Approximately 0.54 Acres
- Site with FPP Under Reference: LA05/2023/0100/F
- Part Developed Site With Stone Hardcore Groundwork, Foundations and Garage
- Opportunity for One Off Bespoke New Build Positioned on Carnbane Road, Hillsborough
- Spanning Circa 3600 Square Feet with an Additional 550 Square Foot Above Garage as an Office Space
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast, Hillsborough, Lisburn and Further Afield to Newry and Dublin via the A1 and M1
- Close Proximity to Lisburn Golf Club, Lisnagarvey Hockey Club and Lisburn Cricket Club





PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2024/0672/F**

Date of Application: **6 September 2024**

Site of Proposed
Development:

**70m ENE of No.65 opposite No.60 Carnbane Road,
Ravarnet, Lisburn, BT27 5NG**

Description of Proposal:

**Change of house type from previous approval:
LA05/2023/0100/F-removal of the flat roof section of the
previous plan**

Applicant:
Address:

Agent:
Address:

Drawing Ref: 01, 02, 03A, 04

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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02 revision H, published to the planning portal 20th September 2024, prior to the commencement of any other

Telephone 028 9266 1700

www.templetonrobinson.com

Location:

Coming up the A1 towards the Hillsborough roundabout, turn left on to Carnbane Road. Number 63 is located on the right hand side.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com

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