



An excellent opportunity to acquire a site a site for a self-build just minutes' drive from the historic village of Hillsborough. Outline Planning permission has been granted under application LA05/2019/0778//O for a new 'Dwelling and Garage' on this former farm yard.

The site for development extends to just under 2 acres in total with the benefit further agricultural lands of up to c.1.8 acres available by negotiation. Accessed via a laneway off the Magheradartin. (one right of way exists across the first part of the lane to the field at the rear of no.16)

Located just minutes from the historic village of Hillsborough and all its amenities. Convenient to many local bus routes and within ease of commute to the A1 carriageway, Sprucefield and beyond.

Offers Around
£124,950

Site between 16 - 18
Magheradartin Road,
HILLSBOROUGH,
BT26 6LY

Viewing by
appointment with
& through agent
028 9266 1700

- Lands Extending to just under 2 Acres with Further Lands of up to c.1.8 Acres Available by Further Negotiation.
- Outline Planning Permission Passed for a Single Detached Family Home and Garage
- A Secluded and Sheltered Site with views Across the Countryside Towards Hillsborough.
- All in All a Rare Opportunity to Acquire a Secluded Site Surrounded by Mature Trees in this Much Sought after Location
- Comfortable Commuting Distance to Lisburn, Hillsborough, Sprucefield and Beyond via the M1 and A1 Road Links





OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA05/2019/0778/O**

Date of Application: **26th July 2019**

Site of Proposed Development: **140m South of 16 Magheradartin Road
Hillsborough**

Description of Proposal: **Dwelling and garage**

Applicant:
Address:

Agent:
Address:

Drawing Ref: 1

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

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. A plan at 1:500 scale (min.) shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

4. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 3 spaces per dwelling.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

6. 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, to the satisfaction of the Council.

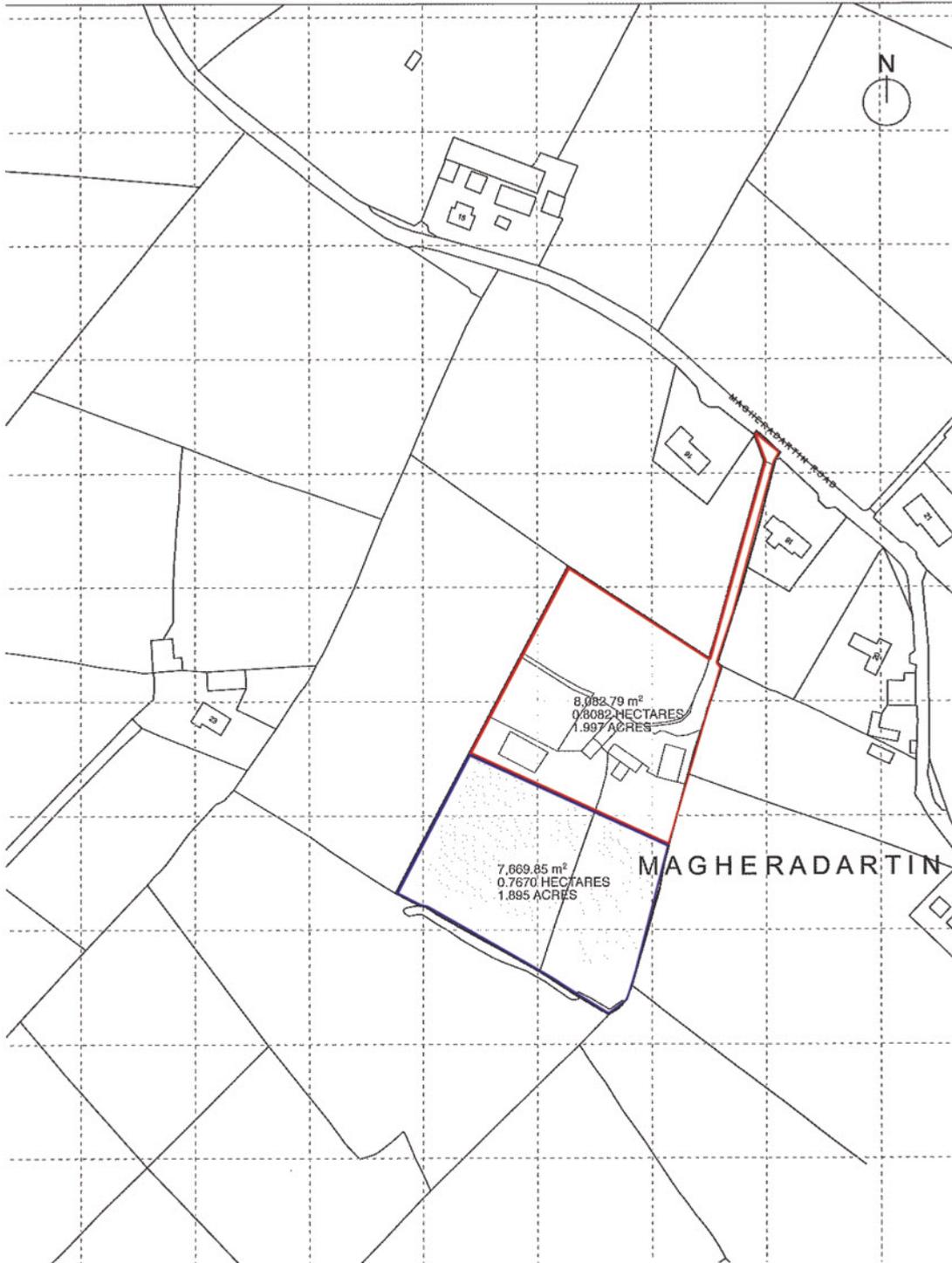
Reason: To ensure the proposal is in keeping with the character of the rural area.

Informatives

1. At the Reserved Matters stage, the applicant should provide a detailed site

plan, which includes the location of the proposed dwelling, the septic tank/biodisc and the area of subsoil irrigation for the disposal of effluent. The drawing should also include the position of the septic tank and soakaway for any other relevant adjacent dwelling

Dated: 28th October 2019. Authorised Officer _____



OS 184.03SW
CROWN COPYRIGHT

site outlined red
land controlled outlined blue
buildings on farm shown yellow

Client:		
Project: PROPOSED DWELLING 140 M SOUTH OF 16 MAGHERADARTIN RD HILLSBOROUGH		
Drawing: SITE AREA PLAN		
Scale: 1:2500	Date: 06.11.2019	
Drawing No: 34.19 / MAP 01	Rev:	

Location:

When leaving Hillsborough along the Comber Road, at the crossroads of the Ravarnet Road and Magheradartin Road turn right up the Magheradartin Road and the site is approximately one mile 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

With You
Every Step
of the Way

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.