



An excellent opportunity to acquire two sites of circa 0.5 of an acre each and the adjoining woodland of circa 2 acres, circa 3 acres in total.

Located in a private rural setting yet within convenient commuting distance of Belfast, Antrim, Ballymena and the scenic North Antrim coast and Lough Neagh.

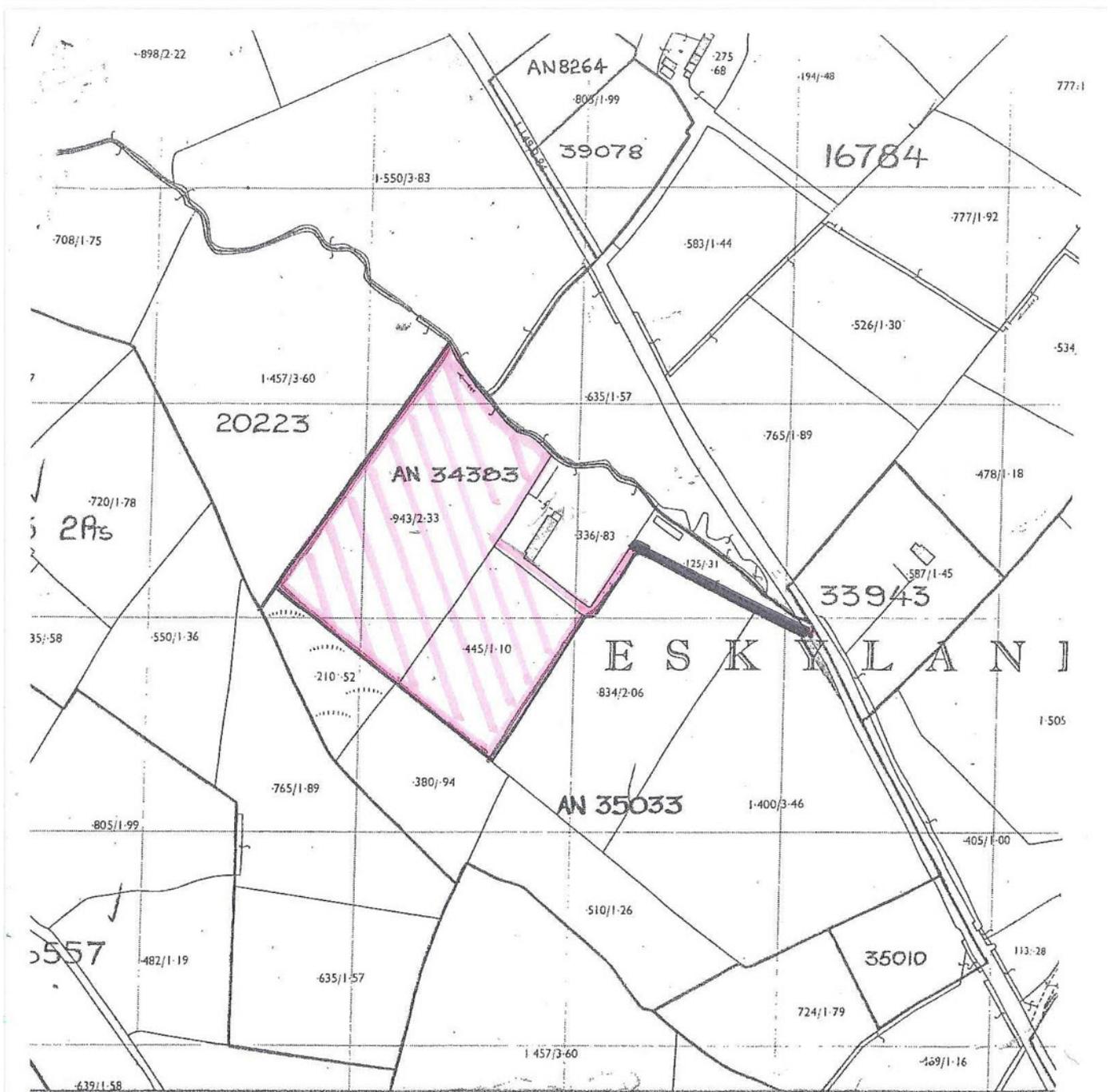
Offers Over
£99,950

Sites & Woodland
18 Eskylane Road,
ANTRIM,
BT41 2LL

Viewing by
appointment
through agent
028 9066 3030



- Delightful Private Rural Setting
- 2 Sites of Circa 0.5 of an Acre Each
- Full Planning Permission for Site 1 (Foundation slab in)
- Outline Planning Permission for Site 2
- Woodland Planted with Mature Trees of 2 Acres
- Access via a Shared Lane





PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **T/2007/0951/F**
Date of Application: **20th November 2007**

Site of Proposed Development: **Site SW of 20 Eskylane Road, Antrim**

Description of Proposal: **Dwelling & Garage**

Applicant: _____ Agent: _____
Address: _____ Address: _____

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 25th October 2009.

Reason: To accord with the approval granted under T/2004/0125/O.

2. No external finishes other than those specified on drawing No 04, date stamped 20th November 2007, shall be used unless otherwise approved by the department.

Reason: In the interest of visual amenity.

3. 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.

Application No. T/2007/0951/F

DC1001MW

Ballymena Planning Office

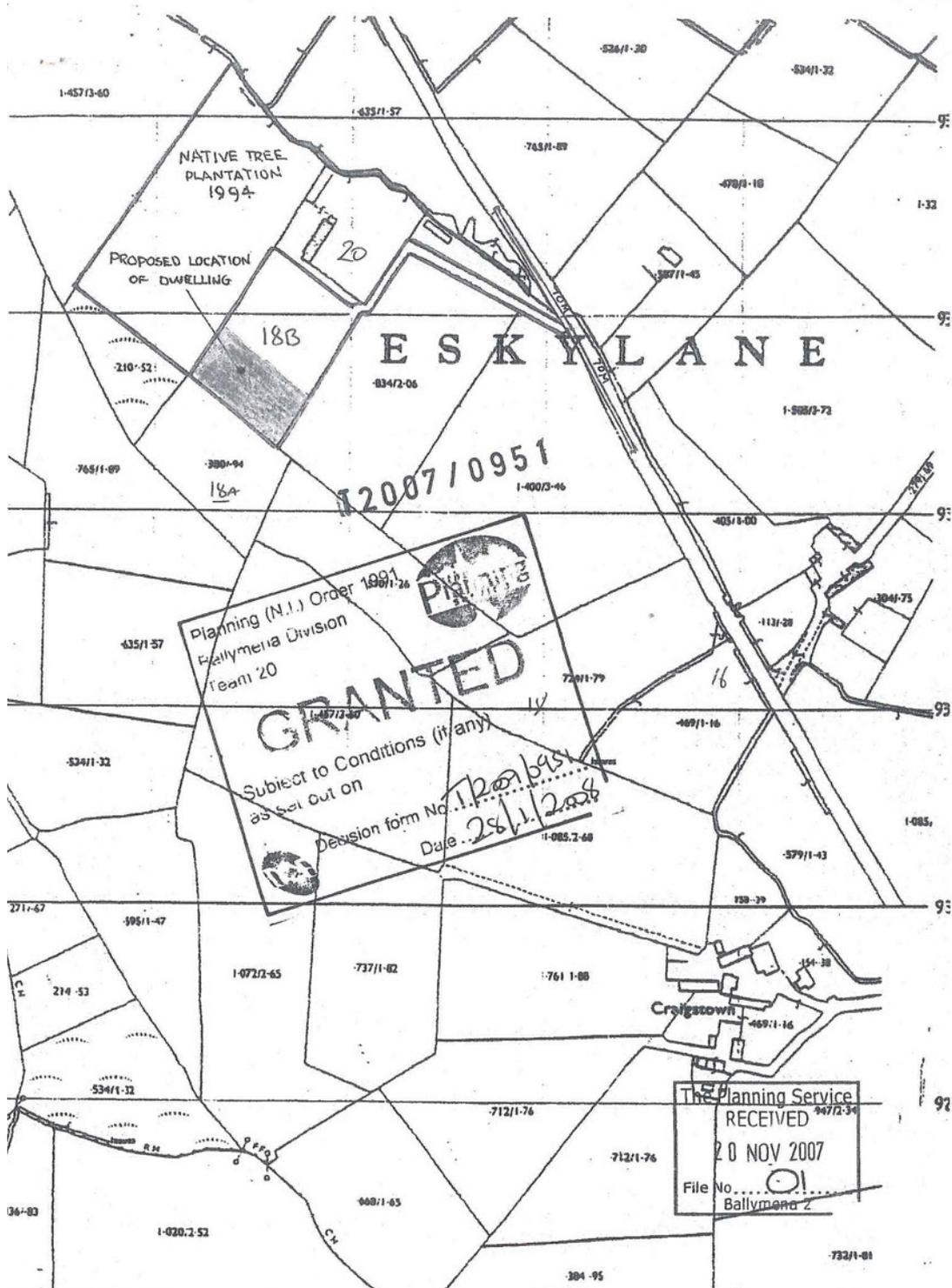


See also Explanatory Notes attached



INVESTOR IN PEOPLE

- Site 1
- Site of Circa 0.51 of an Acre with Full Planning Permission for a Detached Dwelling with Garage
- Full Planning Permission has been Granted under Application No. T/2007/0951/F
- The Current Planning Permits a Substantial Country Residence of Circa 1800 sq ft with Detached Garage
- The Site has a Shared Lane Entrance
- Foundations are in Place





OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2015/0713/O**

Date of Application: **24th December 2015**

Site of Proposed Development:

**Site approx 50m SW of 20 Eskylane Road
Antrim, BT41 2LL**

Description of Proposal:

Proposed single storey dwelling and garage

Applicant:

Address:



Drawing Ref: 01, 02

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. As required by Article 32 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to Antrim and Newtownabbey Borough 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:

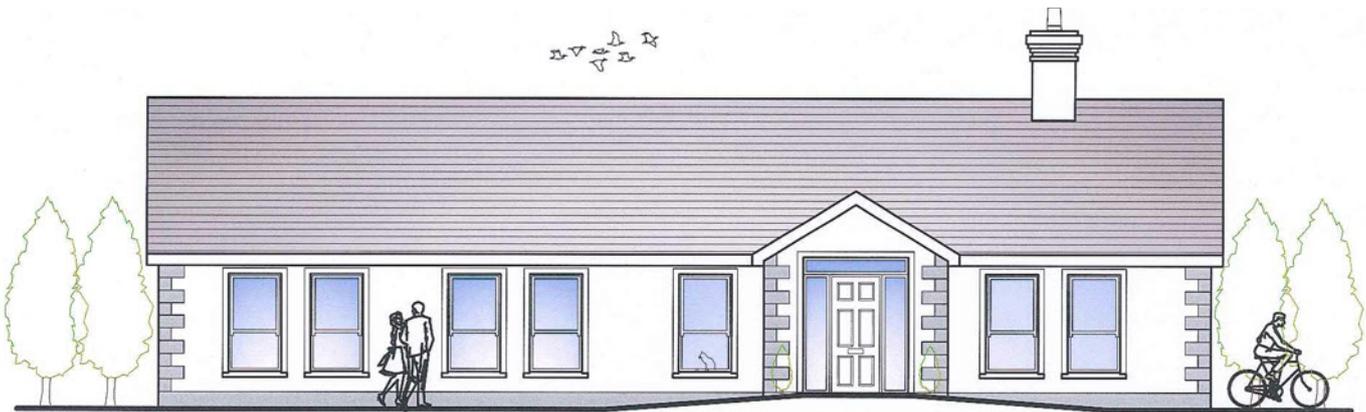
i. the expiration of 5 years from the date of this permission; or

ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

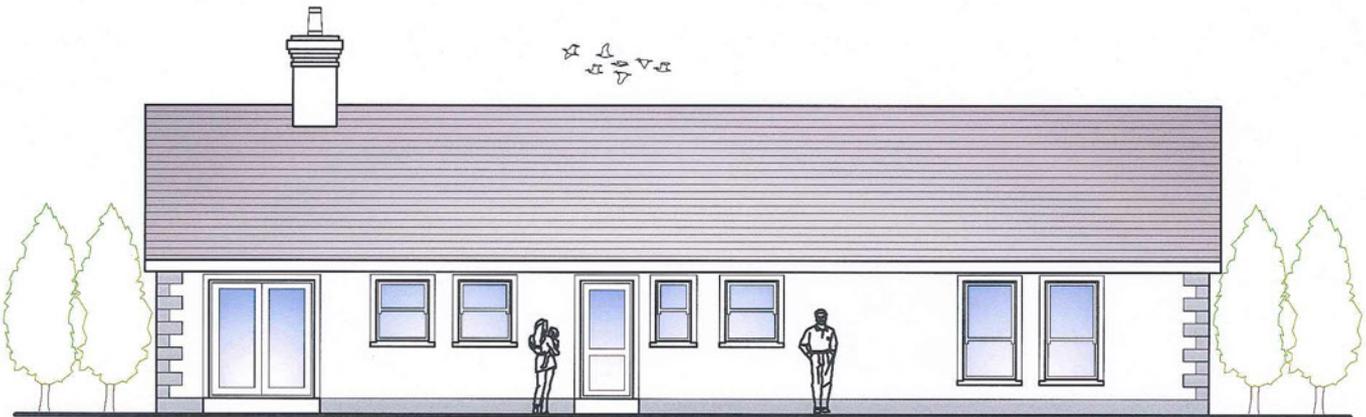
Reason: Time Limit

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 Antrim and Newtownabbey Borough Council, in writing, before any development is commenced.

- Site 2
- Site of Circa 0.56 of an Acre with Outline Planning Permission for a Detached Dwelling with Garage
- Outline Planning Permission has been Granted under Application No. LA/03/2015/0713/O
- The Site has a Shared Lane Entrance



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Location:

Leaving the M2 at the Antrim Area Hospital Roundabout take the 3rd exit on to Niblock Road, turn right on to Steeple Road approximately 1.8 miles take left on to Eskylane Road. 18 Eskylane Road is accessed by a stone lane way that branches off from the left hand side of the lane leading to 20 Eskylane Road.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

Bangor - 028 91 45 1166
Holywood - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



With You Every Step of the Way



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