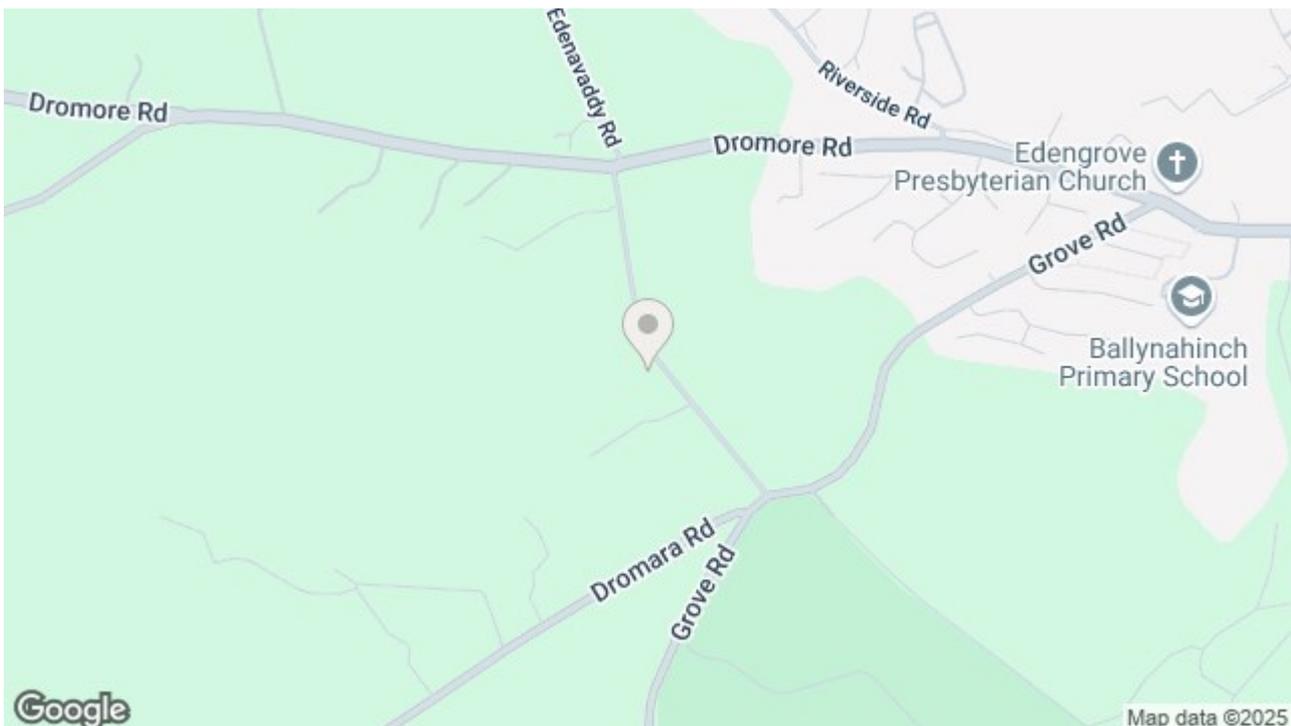




12 EDENAVADDY ROAD, BALLYNAHINCH, DOWN, BT24 8JJ



OFFERS AROUND £175,000

We are pleased to offer for sale this site with outline planning permission for a detached dwelling. The site extends to approx. half an acre with mature gardens and beautiful countryside views, and is conveniently located on the Edenavaddy Road just outside of Ballynahinch.

There is currently a pre fabricated building on the site and the accommodation comprises living room, sitting room, kitchen with space for dining, utility room and W/C. There are three bedrooms (one with ensuite) and a family bathroom.

The property is surrounded by mature gardens with an array of trees and shrubbery and separate outhouse. Approached via double gates onto tarmaced driveway with ample space for parking.

We would recommend early viewing.



At a glance:

- Site with OPP for detached dwelling on a Half Acre Plot
- 3 Bedrooms (one with ensuite)
- Kitchen / Dining & Separate Utility
- Mature Gardens with Countryside Views
- Pre fabricated building
- 2 Reception Rooms
- Bathroom and Separate W/C
- Outhouse

Entrance Hall

3'7" x 14'1"

PVC glazed front door and side panel window into entrance hall.

Living Room

13'3" x 17'2"

Bay window to front. Double doors through to sitting room.

Sitting Room

12'7" x 13'2"

Side facing. Space for formal dining.

Kitchen/Dining Room

12'7" x 14'9"

Range of high and low rise units with stainless steel sink and drainer. Recess for cooker with overhead extractor fan and dish washer. Archway through to living room. Space for dining.

Utility Room

10'8" x 10'0"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Through to W/C.

WC

2'9" x 10'0"

White suite encompassing low flush W/C and wash hand basin.

Bedroom 1

12'9" x 9'9"

Rear facing.

Bedroom 2

13'4" x 11'9"

Front facing with ensuite.

En-suite

9'5" x 2'7"

White suite encompassing low flush W/C and wash hand basin. Part tiled walls.

Bedroom 3

9'5" x 9'10"

Front facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath. Part tiled walls.

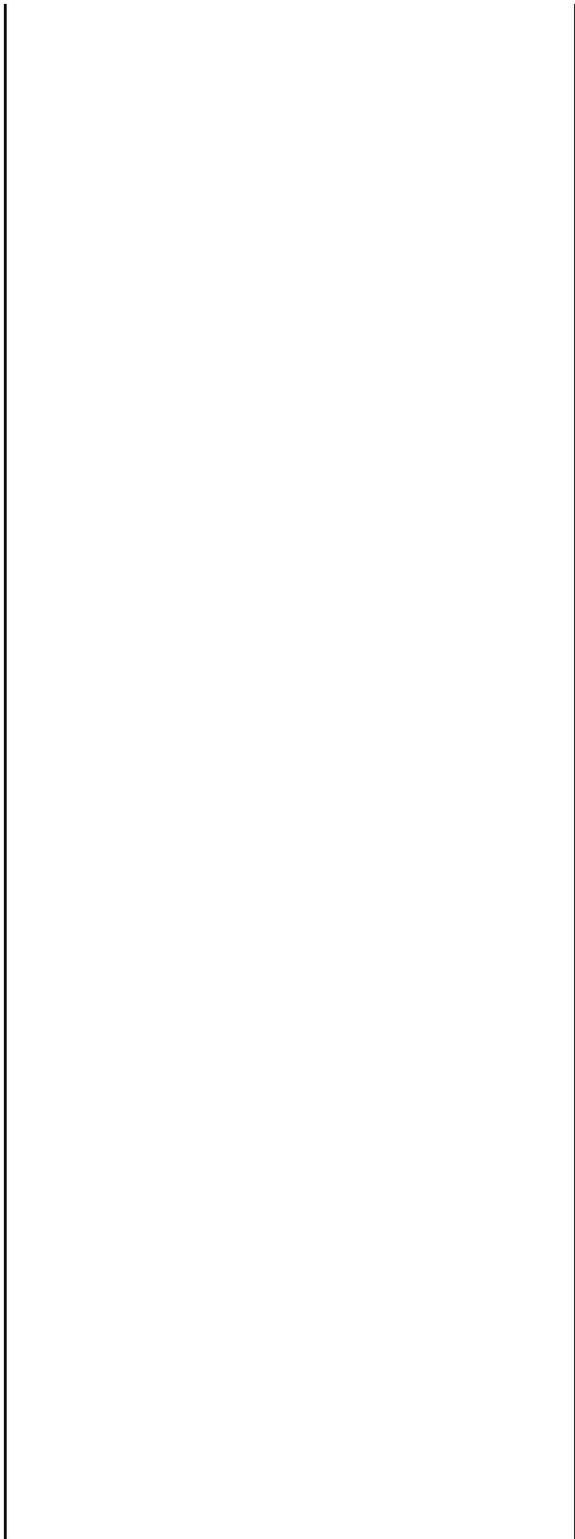
Outside

To the front - accessed via gates to tarmaced driveway with ample space for parking. Mature gardens surround the property with an array of trees and shrubbery. To the rear is a paved patio area with feature flowerbeds. Garden house.

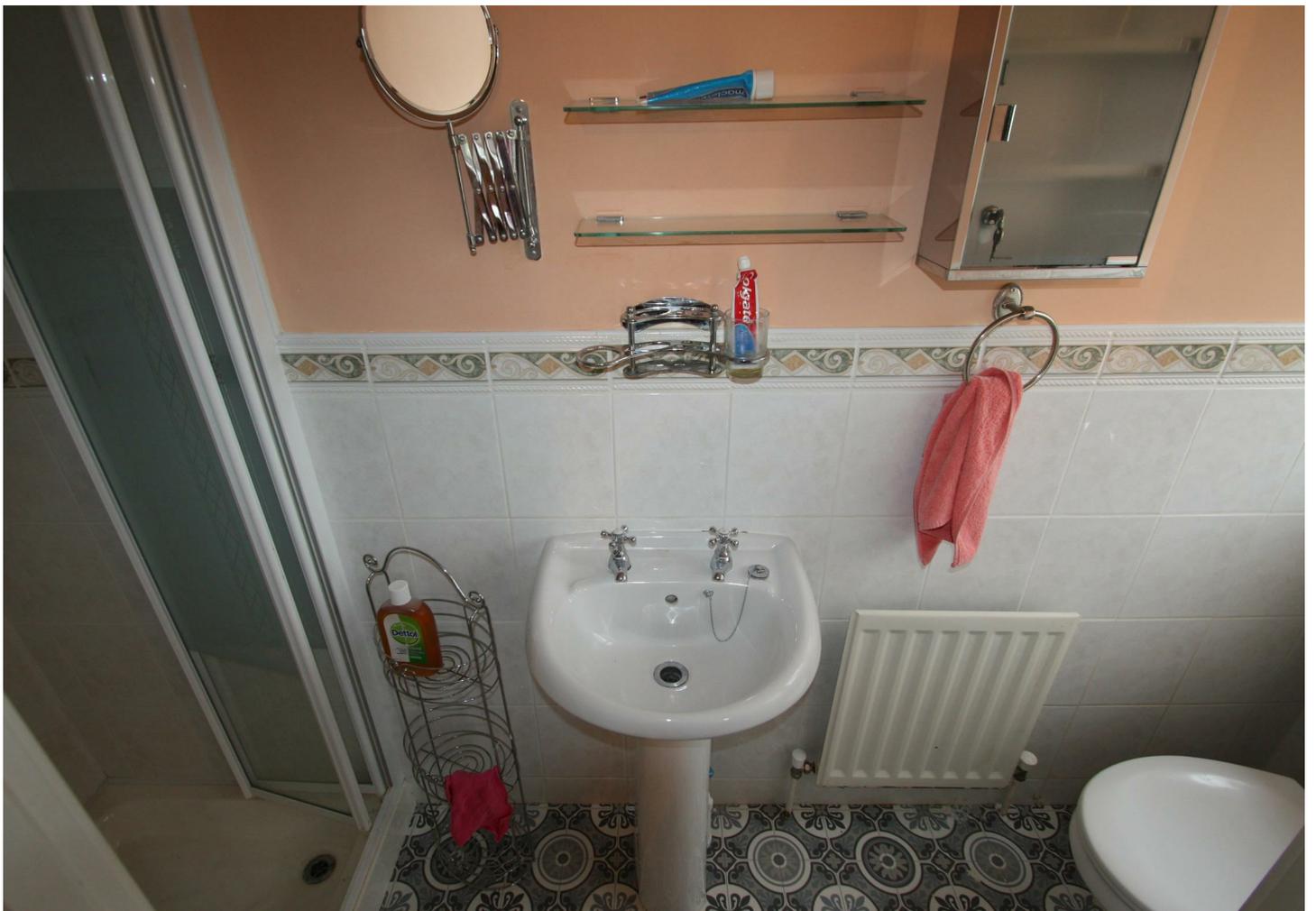
Outhouse



Outhouse for storage.

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



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. Approval 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:
 - a) the expiration of 2 years from the date of approval of the reserved matters to be approved
 - b) the expiration of 5 years from the date of approval of the reserved matters to be approved

3. The permission does not confer title. It is the responsibility of the developer to ensure that the conditions are met and necessary to carry out the proposed development.

Dated: 20 August 2024

Authorised Officer:

2. Approval of the details of the site, design and external appearance of the building and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Council in writing, before any development has commenced. Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.
3. The development hereby permitted shall also comply in accordance with the following approved plan: site location plan 01. Reason: To define the planning permission and for the avoidance of doubt.
4. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing existing coloured grass on approved plan 01 is not damaged. All roads and foundations removed and the site restored in accordance with the approved plan 01. Reason: To preserve the amenity of the site and prevent an accumulation of wastings on the site.



5. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council. Reason: To ensure the dwelling integrates into the landscape.
6. The depth of earth-retaining between finished floor level and existing ground level shall not exceed 0.25 metres at any point. Reason: In the interest of visual amenity.
7. All existing boundaries (with the exception of the access) shall be permanently retained intact. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area for that tree or any other tree or shrub which has been planted, without the written consent of the Council. Reason: To ensure the continuity of amenity afforded by existing trees.

8. If any retained trees is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by one or more trees of the same or similar species and size as specified by the Council. Reason: To ensure the continuity of amenity afforded by existing trees.
9. No development shall take place until details of gates, fences walls or any other proposed structures and all boundaries (including retained trees) in addition to the proposed dwelling have been submitted to and approved by the Council. The development shall be begun by whichever is the later of the following dates:
 - a) the expiration of 2 years from the date of approval of the reserved matters to be approved
 - b) the expiration of 5 years from the date of approval of the reserved matters to be approved



Offing site
an Mill, Millin
Newry Office
Newry Millin
Millin Road
Newry, Co. Down
BT23 6J3

Offing site
an Mill, Millin
Newry Office
Newry Millin
Millin Road
Newry, Co. Down
BT23 6J3

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011
Application No: LA07224002320
Date of Application: 8 December 2023

Site of Proposed Development	Date of Application
17 Ekmansley Road Ballymore Upper Down BT23 6J3 Replacement dwelling	8 December 2023

Applicant	Agent
17 Ekmansley Road Ballymore Upper Down BT23 6J3	Rural Architects 4501 Mount Vernon Park Rosetta Belfast BT9 9DB

Drawing Ref: site location plan 01
The Council in pursuance of its powers under the above-mentioned Act hereby

2. The permission does not confer title. It is the responsibility of the developer to ensure that the conditions are met and necessary to carry out the proposed development.



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9127 1185

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028 9336 5986

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028 4461 4101

MALONE
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028 9072 9270

FORESTSIDE
028 9064 1264

RENTAL DIVISION
028 9070 1000

PRS Property
Redress
Scheme

OFT
Approved code

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