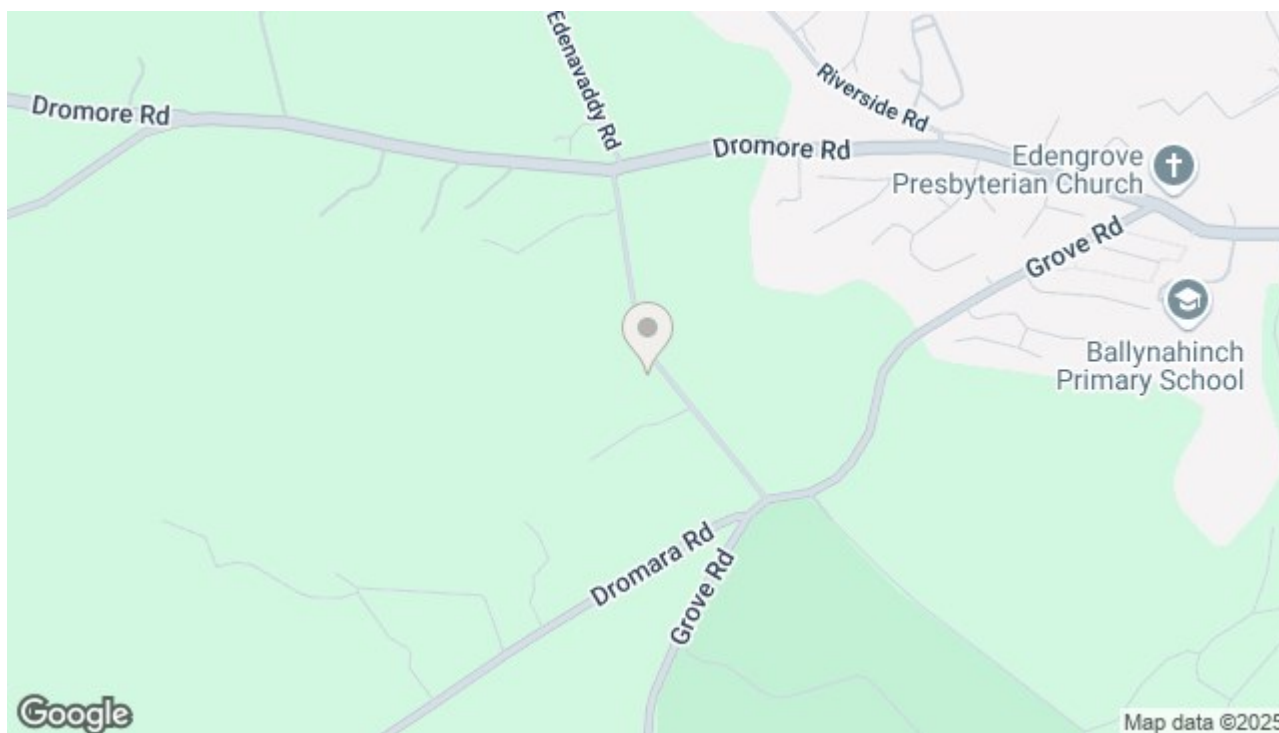




12 EDENAVADDY ROAD, BALLYNAHINCH, DOWN, BT24 8JJ



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.

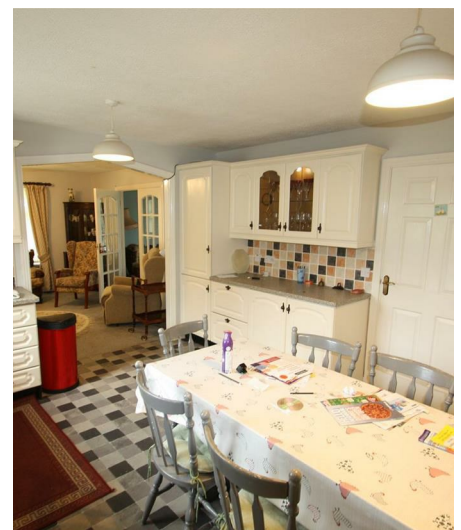
Bathroom

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

Ground Floor



for the above-mentioned development is accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

- 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, twenty per cent, shall be begun by whichever is the later of the following dates:-
 - the expiration of 6 years from the date of this permission; or
 - 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.
- Approval of the details of the siting, 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.
- The development hereby permitted shall take place in accordance with the following approved plan:- site location plan 01.
Reason: To define the planning permission and for the avoidance of doubt.
- The construction of the dwelling hereby permitted, including the clearing of the site, shall not commence until the existing dwelling coloured green on approved plan 01 is the subject of a planning permission and the site visited in accordance with the following Reason: To preserve the amenity of the area and prevent an accumulation of dwellings on the site.
- 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 no dwelling intrudes into the garden.
- The depth of overhanging between finished floor level and existing ground level shall not exceed 0.35 metres at any point.
Reason: In the interest of visual amenity.
- 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 such arboricultural work or have surgery (like pruning) carried out on it without the written consent of the Council.
Reason: To ensure the continuity of amenity afforded by existing trees.
- If any retained tree 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 tree or more in the same location of a species and size as specified by the Council.
Reason: To ensure the continuity of amenity afforded by existing trees.
- 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 carried out in accordance with the following Reason: To ensure that the development is in keeping with the locality.

Informations

- The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
 - kill, injure or take any wild bird; or
 - kill, injure or take any wild bird while that bird is in a nest or being built, or
 - damage or destroy the nest of any wild bird while that nest is in use or being built; or
 - at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
 - disturb or prevent any wild bird from using its nest; or
 - take or destroy an egg of any wild bird; or
 - disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young;Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall be liable on conviction to a maximum fine of £5,000 or to imprisonment for a term not exceeding 6 months or to both a fine and imprisonment. It should be noted that during the bird breeding season including 1st March to 31st August, unless pre-distance surveys show an absence of breeding birds.
- This permission does not allow or entitle the holder to do any act which is made unlawful by any of these provisions unless the holder has obtained the necessary consent of the Council to do so.

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA077204/002320

Date of Application: 8 December 2023

Site of Proposed Development: 47 Edermawilly Road, Ballynahinch, Down BT24 6LJ

Description of Proposal: Replacement dwelling

Applicant: [redacted] Address: 400 Mount Larnion Park, Belfast BT9 7DB

Appointee: [redacted] Address: 400 Mount Larnion Park, Belfast BT9 7DB

Drawing Ref: site location plan 01

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

GRANTS OUTLINE PLANNING PERMISSION

This permission does not confer title. It is the responsibility of the developer to ensure that the conditions all the birds necessary to carry out the proposed development.

Dated: 20 August 2024

Authorised Officer: [signature]



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.

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