

ULSTER PROPERTY SALES

# UPS

## BALLYNAHINCH BRANCH

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Down, BT24 8DN

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ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



NON ROAD - DRIVEWAY

**BUILDING SITE, ADJ. 13  
CARRICKMANNON ROAD,**

**OFFERS AROUND £99,950**





13 CARRICKMANNON ROAD - PATIO



We are pleased to offer for sale this building plot on the outskirts of the ever popular village of Ballygowan. The site extends to approx. 0.2 of an acre with full planning permission for a detached four bedroom residence and detached garage. The site is conveniently located to all the local amenities and within easy commuting distance of Belfast and beyond. With so much to offer this site is sure to appeal to many so early viewing is advised.



## Key Features

- Full Planning Permission
- Four Bedroom Detached Residence
- Living room
- Kitchen / living/ dining area
- Master bedroom ensuite
- Off street parking
- Good sized site
- Popular location
- Planning for Detached Garage

**Ards and North Down Borough Council**

**APPROVAL OF PLANNING PERMISSION**  
Planning Act (Northern Ireland) 2011

Application No: **LA06/2022/0715/F**  
Date of Application: **11th July 2022**

Site of Proposed Development: **Land between 1 and 13 Carrickmannon Road, Ballygowan, BT23 6XH**

Description of Proposal: **Detached dwelling with garage and access. (Change of house type from previous approval LA06/2021/1138/F)**

Applicant: **Mr and Mrs S Mallard**  
Address: **13 Carrickmannon Road Ballygowan BT23 6XH**

Agent: **Turley Hamilton House 37 Joy Street Belfast BT2 6LE**

Drawing Ref: **LA06/2022/0715/01, 02, 03, 04, 05, 06, 07**

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:

- 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.
- The vehicle access, including any gate and any forward sight triangle, shall be provided in accordance with the Proposed Site Layout Plan, Drawing No. LA06/2022/0715/03 bearing the stamp dated 11/07/2022 prior to the commencement of any other development hereby permitted.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
- The area within the visibility splay and any forward sight line shall be cleared of any obstruction which might impede the safe passage of vehicles and pedestrians using the highway and such splay shall be retained and kept clear thereafter.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
- The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 6 metres of the road boundary. Where it is 6 to 12.5 metres it shall not exceed 5% (1 in 20) and where it is 12.5 to 25 metres it shall not exceed 3% (1 in 33.3). Where it is 25 to 50 metres it shall not exceed 2.5% (1 in 40) and shall be formed so that there is no abrupt change of slope along the roadway.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
- The hard and soft landscape works shall be carried out in accordance with the proposed landscaping plan, Drawing No. LA06/2022/0715/04, as shown on the drawing and shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.  
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
- It within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, another tree, shrub or hedge of the same species and size as that originally planted shall be planted in the same place, unless the Council gives its written consent to any variation.  
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

**North Down Borough Council**

7. The existing boundaries of the site, as indicated between points A and B on the site plan, shall be maintained and the applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site.

Reason: To ensure the development complies with the provisions of the Planning Act (Northern Ireland) 2011.

8. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site.



Reason: To ensure the development complies with the provisions of the Planning Act (Northern Ireland) 2011.

9. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site. The applicant shall ensure that the proposed development does not result in a net loss of the area of the site.

Reason: To ensure the development complies with the provisions of the Planning Act (Northern Ireland) 2011.

Date: 29th September 2022  
Authorised Officer: [Signature]

Application No: LA06/2022/0715/F  
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**First Floor Plan**  
1:10

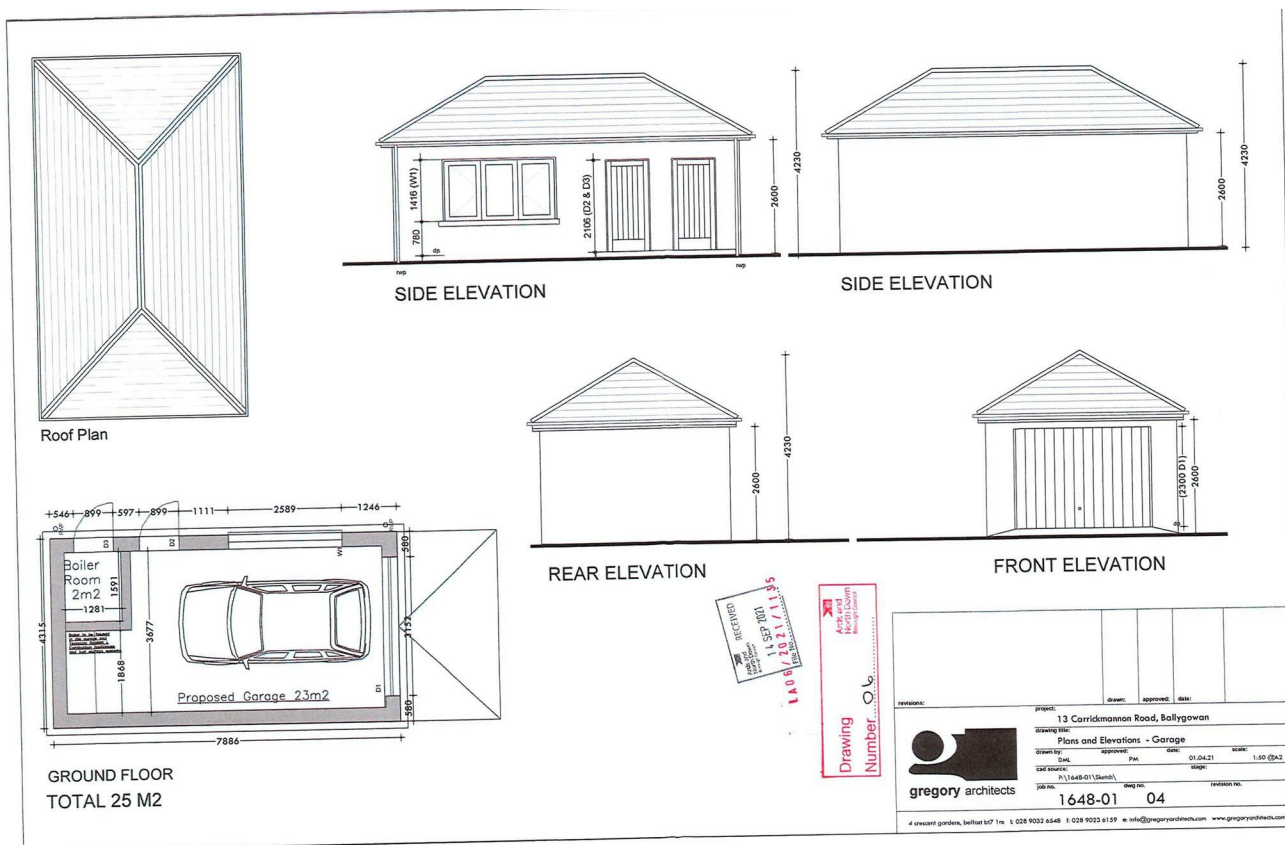
**Second Floor Plan**  
1:10


**Front Elevation**  
1:10

**Side Elevation**  
1:10

**PERMITS**  
1. Planning Permission  
2. Building Regulations  
3. Fire Certificate  
4. Party Wall Certificate  
5. Tree Preservation Order  
6. Listed Building Consent  
7. Archaeological Excavation Licence  
8. Flood Risk Assessment  
9. Environmental Impact Assessment  
10. Other





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	

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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028 9070 1000



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