

Land being transferred Part of folio DN2205 edged red



**SITE ADJ TO 46A BALLYBLACK
ROAD, NEWTOWNARDS, BT22**

ASKING PRICE £92,000



Outline Planning Permission for One Dwelling. The Ballyblack Road is conveniently located only three miles from Newtownards and benefits from a semi rural aspect with a range of detached homes, farms and farmland in the area.

This site is bordered by mature trees and shrubs, has a rural outlook and allows any potential buyer to begin planning their dream home.

Close to local schools, within forty minutes of Belfast for commuters and with great opportunity to build a unique dwelling, this site is perfect for anyone hoping to escape busy city life.

We recommend viewing this site at your earliest convenience and further details are available via our office.



OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA06/2021/0669/O

Date of Application: 25th May 2021

Site of Proposed Development: Garden to eastern side of 46a Ballyblack Road Newtownards BT22 2AZ

Description of Proposal: 1 No. infill dwelling

Applicant: Mr Peter Graham
Address: 46a Ballyblack Road Newtownards BT22 2AZ

Agent: Donaldson Planning Ltd
Address: 50a High Street Holywood BT18 9AE

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 Section 62 of the Planning Act (Northern Ireland) 2011, 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:-

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LA06

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. Except insofar as expressly conditioned below, approval of the details of the design and external appearance of the buildings (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

3. The detailed plans submitted with any reserved matters application shall be broadly in accordance with the Proposed Concept Plan, Drawing No. 02 bearing the date stamp 1 November 2021.

Reason: To ensure the delivery of a quality and sustainable residential environment.

4. The proposed dwelling shall have a ridge height of no greater than 6.0 metres above finished floor level and an underbuild depth of no more than 0.45 metres between finished floor level and proposed ground level.

Reason: To ensure that the development is satisfactorily integrated into the landscape.

5. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1. The access shall be constructed in accordance with the approved details prior to the commencement of development.

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

6. 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 dwellings integrate into the landform and to ensure residential

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LA06

Planning Permission

The current outline planning permission was granted on the 4th May 2022 with full details available on the planning portal website using reference: LA06/2021/0669/O.

Services

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

Access

Access to the dwelling is via an entrance off the main Ballyblack Road. The site is advantaged by the fact that this is a stand alone entrance and not shared and is screened by mature hedging.

Location

Located only three miles from Newtownards in a semi-rural location.

hedgerows on the land together with details of any to be retained, all proposed planting and measures for their protection during the course of the development. The landscaping shall be carried out in accordance with the approved plans during the first available planting season following occupation of the dwellings hereby approved.

Reason: In the interests of the visual amenity of the area.

8. If any retained planting is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted within the next available planting season.

Reason: To ensure the continuity of amenity afforded by existing planting.

9. During the first available planting season after the occupation of the dwellings, a native species hedge shall be planted in a double staggered form to the rear of the sight splays along the front boundary of the site. Full details of which shall be submitted at Reserved Matters stage for approval.

Reason: To ensure the amenity afforded by existing hedges is maintained.

10. If 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, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at 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.

11. The dwelling hereby approved shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of 2 No. private cars.

any other approval or consent which may be required under the Building Regulations or any other statutory purpose. Developers are advised to check all other informatives, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 4th May 2022 Authorised Officer: [Redacted]

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 028 91811444.

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 9060 5200

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028 9756 1155

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0800 644 4432

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