

Tim Martin
.co.uk

Freehold Building Site
150m South South West
Of 33 Manse Road
Kircubbin
BT22 1DR



An opportunity exists to purchase a quality building site extending to about ½ an acre set back from the road in a private position enjoying pleasing views over the surrounding countryside.

Reserved Matters planning permission has been granted for a substantial 1½ storied residence as set out in Application X/07/0633RM.

Foundations have been dug and concreted and footings built to retain the planning permission.

Mains water, electricity and telephone lines are believed to be convenient to the site .

The site is approached via its own private gravelled laneway.

Guide Price £120,000

Viewing - Anytime

More detailed plans available from agents

Guide Price
£120,000

www.timmartin.co.uk
Telephone 028 97 568300

IBAO7 RET 179739763 - 000006 RT ID: R2
IB-AM-01-2-07-0002-D-02-05 0101626976

SKP:946094970 - 00052

CUST:946094970
NRM

Srv: 26/06 5:30pm BST For: Booth:
HEATHER MOORE

R  NEXT



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: X/2007/0633/RM

Date of Application: 22nd May 2007

Site of Proposed Development: 150m SSW of 33 Manse Road, Glastry, Kircubbin.

Description of Proposal: Proposed new dwelling and garage.

Applicant: Mr J Steele

Address: 45 Rubane Road
Kircubbin
BT22 1AT

Agent: Mr P Skelly

Address: 49 Hillsborough Road
Carrduff
BT8 8HS

Outline Application Number: X/2003/1493/O;

Drawing Ref: X/2007/0633/01, 02 & 03.

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

- i. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.



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

3. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out in the first available planting season following occupation of the dwelling.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

5. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

6. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of 1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

7. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings Nos. X/2007/0633/01, 02 & 03 which were received on 22nd May, 2007.

Reason: To ensure the development is carried out in accordance with the approved plans.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Application No. X/2007/0633/RM

DC1001MW

Downpatrick Planning Office





4. Public water supply available in Manse Road, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
5. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

6. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.

7. Water Service would make the following site specific comments:

Applicant must ensure that access is available for connection to the public main and for the provision of a private water service pipe from this site to the main. Connection to the new property from any existing service pipe serving another property is not acceptable.

8. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Jubilee Road, Newtownards. A deposit will be required.
9. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road, the existing roadside drainage is accommodated and no water flows from the public road onto the site and surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
10. This decision relates to planning control only. The Department would advise that if the proposed works require Building Regulations approval this should be obtained from the relevant District Council before the works commence. The Department would also advise that this planning decision does not cover any other approval which may be necessary under other legislation.

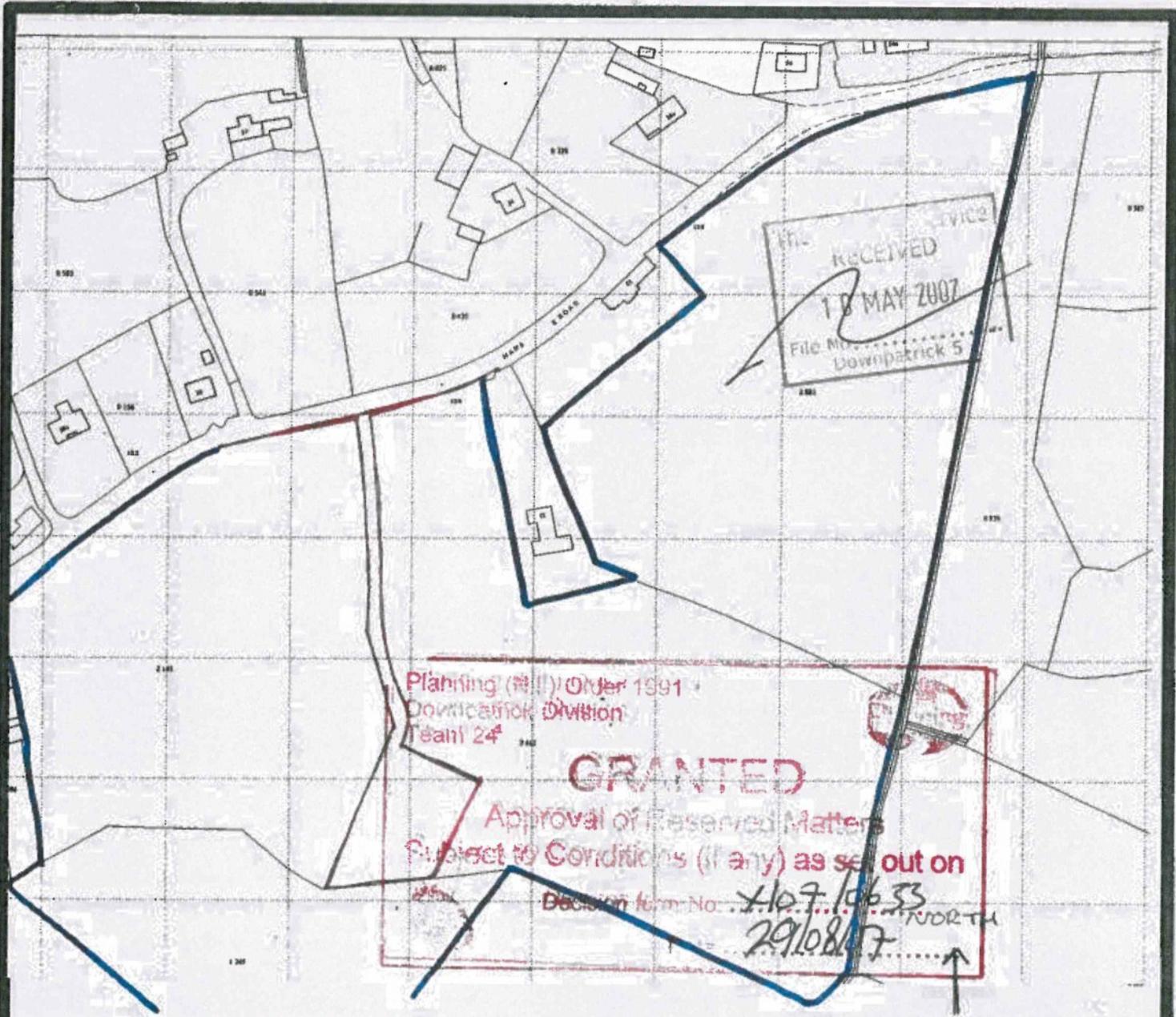
Dated: 29th August 2007

Authorised Officer

Application No. X/2007/0633/RM

DC1001MW

Downpatrick Planning Office



TITLE			The Planning Service RECEIVED 22 MAY 2007 File X/07/0633/01 Downpatrick 6
LOCATION MAP			
PROJECT			
PROPOSED NEW DWELLING & GARAGE			
LOCATION			
150m SOUTH SOUTH WEST OF No.33 MANSE ROAD, KIRCUBBIN			
CLIENT			
JIM STEELE ESQ.			
SCALE	DATE	DRAWING NUMBER	
1:2500	April 2007	246-01	



P. S. Design

49 Hillsborough Road, Carryduff, BT8 8HS
 Tel / Fax: 028 9081 7275 Mobile: 07801 47897
 E-mail: ps.design@btinternet.com



Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield ■

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.