



Freehold Building Site 30M South East of  
50 Vestry Road  
Ballygowan  
BT23 6HQ

Offers Around  
£160,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

We are pleased to offer this quality building site extending to about ½ an acre enjoying beautiful far reaching views over the countryside towards the Mourne Mountains.

Full planning permission has been granted for a substantial detached dwelling extending to circa. 2500sqft, as contained in application x/2012/0262/F.

Foundations have been dug, concreted, footing constructed and concreted, ready for immediate construction.

The site is situated in a peaceful position convenient to Saintfield and Ballygowan and an easy commute to Belfast, City airport, Newtownards and Lisburn with public transport link close by servicing many of the top schools in South and East Belfast.

This is a site ready for immediate construction on completion.











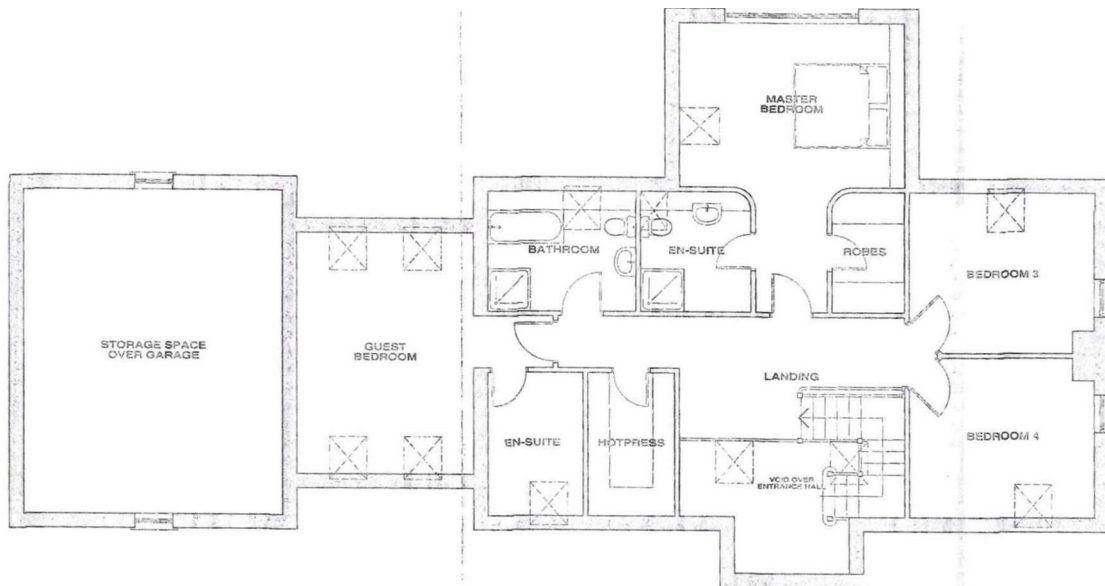
Rear Elevation (South) as Proposed

1:100



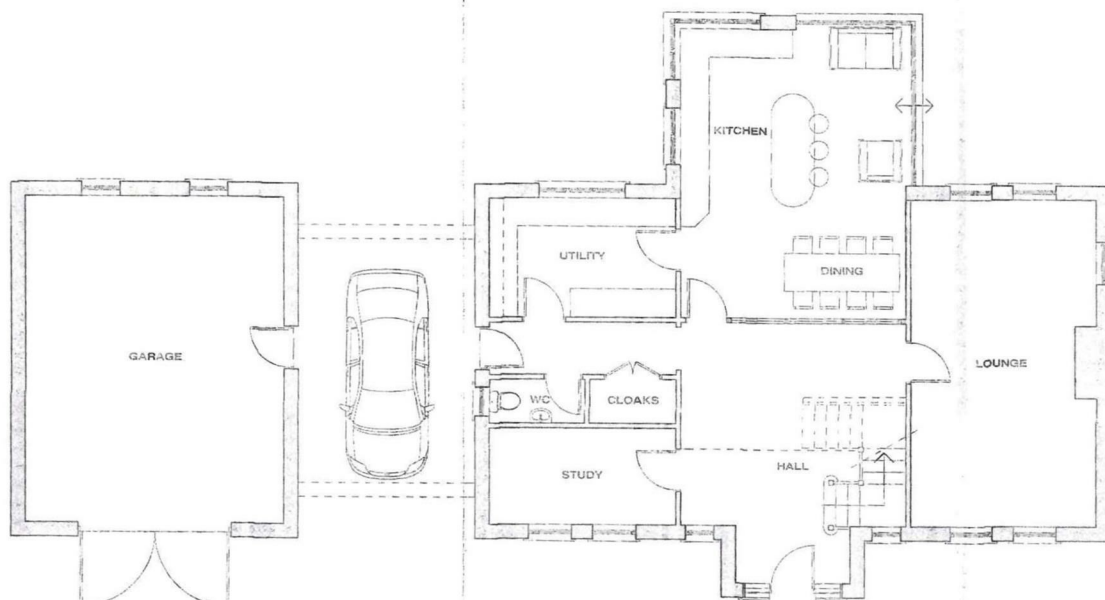
Right Elevation (West) as Proposed

1:100



First Floor Plan as Proposed

1:50



Ground Floor Plan as Proposed

1:50

**APPROVAL OF PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **X/2012/0262/F**

Date of Application: **15th June 2012**

Site of Proposed Development: **Site 30m South East of 50 Vestry Road Ballygowan Newtownards  
BT23 6HQ**

Description of Proposal: **Farm dwelling and garage with new vehicular access to Vestry  
Road in substitution to that approved under reference -  
X/2010/0461/O.**

Applicant: **Henry Elvin**  
Address: **48 Vestry Road  
Ballygowan  
BT23 6HQ**

Agent: **Crockard Building Design**  
Address: **24 Ballyalgan Road  
Crossgar  
Downpatrick  
BT30 9DR**

Drawing Ref: **01, 02 & 03A**

The Department of the Environment in pursuance of its powers under the above-mentioned  
Order 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:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the  
development hereby permitted shall be begun before the expiration of 5 years from  
the date of this permission.

REASON: Time Limit.

2. The vehicular access, including visibility splays and any forward sight line, shall be  
provided in accordance with the approved plan 02A received on 13th September

2012, prior to the commencement of any works or 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.

3. All hard and soft landscape works shall be carried out in accordance with the approved details illustrated on drawing 02A, received on 13th September 2012, and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling.

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

4. Prior to the occupation of the approved dwelling, trees shall be planted along the northern, western and southern boundaries of the site in accordance with planning approved drawing 02A, received on 13th September 2012.

REASON: To ensure the development integrates into the countryside.

5. Prior to the occupation of the dwelling, a natural species hedge shall be planted in a double staggered row 200mm apart, at 450 mm spacing along the northern, western and southern boundaries of the site.

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

6. This permission is granted as a substitute for the permission for a dwelling that was previously granted on the site on 26th August 2010, under reference - X/2010/0461/O and only one dwelling shall be constructed on the site.

REASON: To ensure that only one dwelling is constructed on the site.

#### Informatives

1. All construction plant and materials shall be stored within the curtilage of the site.
2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
3. To ensure compliance with the Water and Sewerage Service (NI) Order 2006 consultation with NIW is essential at design stage with regard to the following matters:

Septic tank emptying.

Existing watermain crossing site.



Existing sewer crossing site.

Further information and application forms are available at [www.niwater.com](http://www.niwater.com) or on 08457 440088.

4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.
5. The onus is on the householder / developer to find out if there is existing water and sewer infrastructure within their property
6. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
7. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
8. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder / developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full cost, company overheads, etc.
9. It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
10. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NIW Water to extend the public watermain or foul / storm sewer system to service your development.  
  
This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.
11. Septic Tank Emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30m of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewerage infrastructure in, over and under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developer's Services Co-Ordination Team.

Copies of our Application Forms can be obtained by contact the Developer's Services Business Line 08458770002 or by downloading from our web page [www.niwater.com/servicesfordevelopers.asp](http://www.niwater.com/servicesfordevelopers.asp) and Forms.

12. 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.

Dated: 16th October 2012

Authorised Officer



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

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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