

Freehold Building Site
150m North Of 145a Saintfield Road,
Boardmills, Lisburn, BT27 6UH

Please Note: The Red Line is an approximation and for illustrative purposes only.
This will not be used to form any part of a contract



Asking Price £175,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

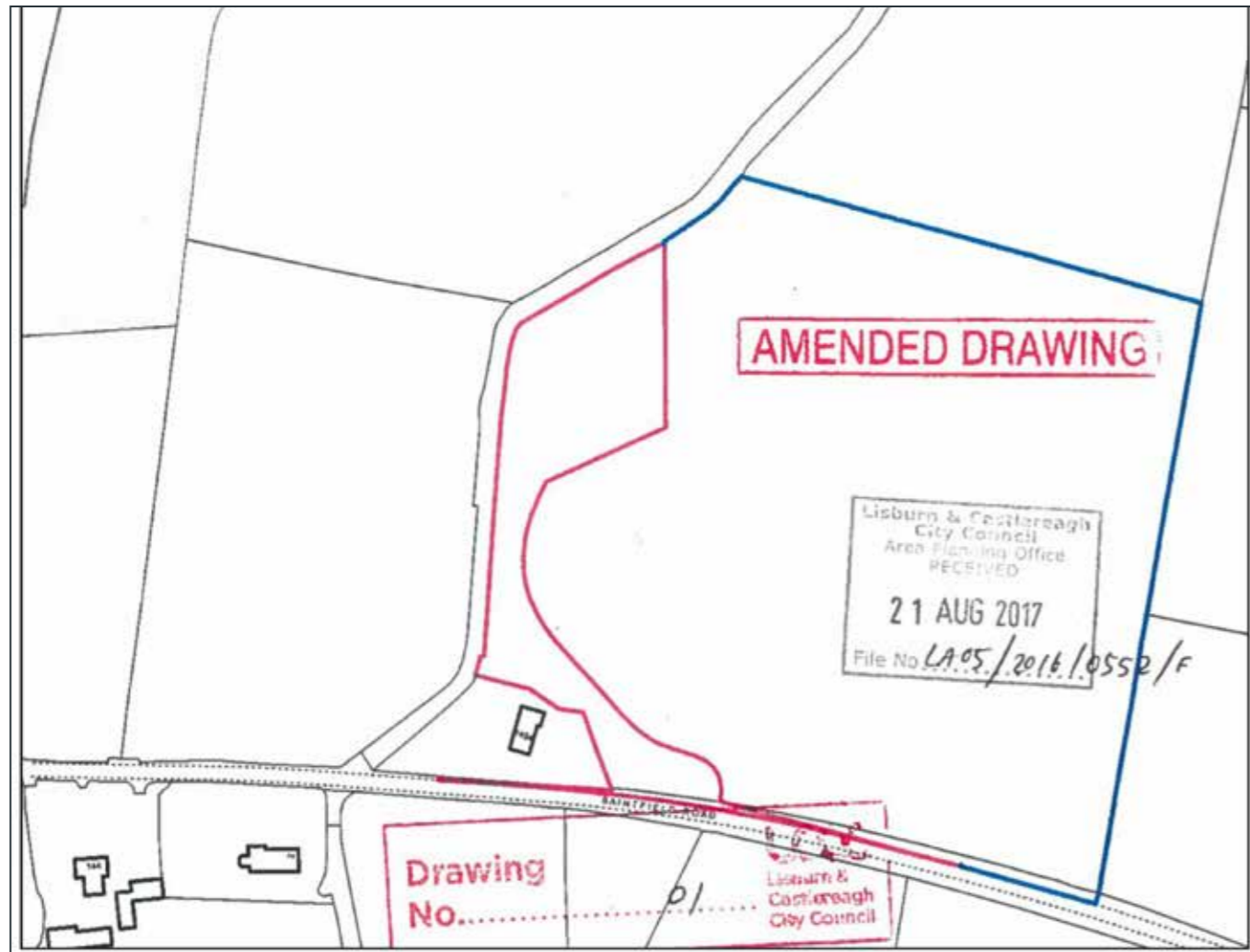
- Site Located Within A Quiet Private Location Off The Saintfield Road On Approximately Two Acres
- Elevated Position With Countryside Views
- Full Planning Permission Granted For A Detached 2 Storey Dwelling circa 3,270 sq ft with double integral garage and car port
- A Private Rural Setting Located Between Lisburn, Carryduff & Belfast & just off the Temple Roundabout
- Traditional Style Detached Residence With Double Integral Garage & Carport
- Ground Floor Comprises Entrance Porch, Hall, Rear Lobby, Three Reception Rooms, Open Plan Kitchen/Dining, Utility Room And Downstairs Cloakroom
- First Floor Comprises Four Double Bedrooms, Master Bedroom Ensuite And Walk-in Wardrobe, Second Bedroom Ensuite, Family Bathroom
- Copy Of Site Plans Available On Request From Our Office
- Mains electric and water appear to be convenient to the site
- Additional Land May Be Available On Request

SUMMARY

An enviable site with beautiful country views in an excellent location. Whilst the location enjoys all the attributes of rural living, the site is less than 15 minutes from South Belfast, 10 minutes from Lisburn and 5 minutes from Saintfield, providing excellent provincial connections. This particular site is set back from the road and would be approached by a sweeping driveway with an elevated position on approximately 2 acres.

Full planning permission under application number LA05/2016/0552/F dated 5th January 2018 for a period of 5 years for a substantial four bedroomed detached residence, extending to circa 3,270 sq ft with double integral garage and car port.

This is a hidden treasure, and we highly recommend immediate viewing through our South Belfast office on 028 9066 8888.



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA05/2016/0552/F

Date of Application: 27th May 2016

Site of Proposed Development: 150m North of 145a Saintfield Road
Boardmills
Lisburn

Description of Proposal: Proposed new dwelling and garage (Amended plans)

Applicant: Dessie Reid
Address: 98 Back Road
Drumbo

Agent: P S Design
Address: 49 Hillsborough Road
Carryduff
BT8 8HS

Drawing Ref: LA05/2016/0552/01, 02, 03.

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:

1. 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.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Ref: LA05/2016/0552/03 bearing the Planning Office date stamp 14th Dec. 2017,

Application No. LA05/2016/0552/F

LA05

prior to the commencement of any other development hereby permitted. 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 and such splays 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.

3. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m 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.

4. The dwelling hereby permitted shall not be occupied until parking / hard standing has been provided and permanently retained in accordance with the approved drawing ref: LA05/2016/0552/03 bearing the Planning Office date stamp 14th December 2017.

Reason: To ensure that adequate provision has been made for parking.

5. The development hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with (a native species hedgerow/trees and shrubs of mixed woodland species) planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

6. During the first available planting season after the occupation of the development for its permitted use, trees shall be planted as illustrated upon stamped approved drawing ref: LA05/2016/0552/03, date stamped 14th December 2017.

Reason: In the interest of visual amenity and to ensure the development integrates into the countryside.

7. 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.

8. The roofing tiles or slates shall be (blue/black or dark grey) in colour and shall be flat and non-profiled.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

Informatives

1. 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.
2. 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.
3. 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.
4. 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 Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Castlereagh and Lisburn Section Office, 40a Benson Street, Lisburn (Tel 02892 626615 for advice or to arrange an appointment). A monetary deposit will be required to cover works on the public road.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
7. The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS), where appropriate, in order to

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.

23. 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 30 metres of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or 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 Developers Services Co-Ordination Team.

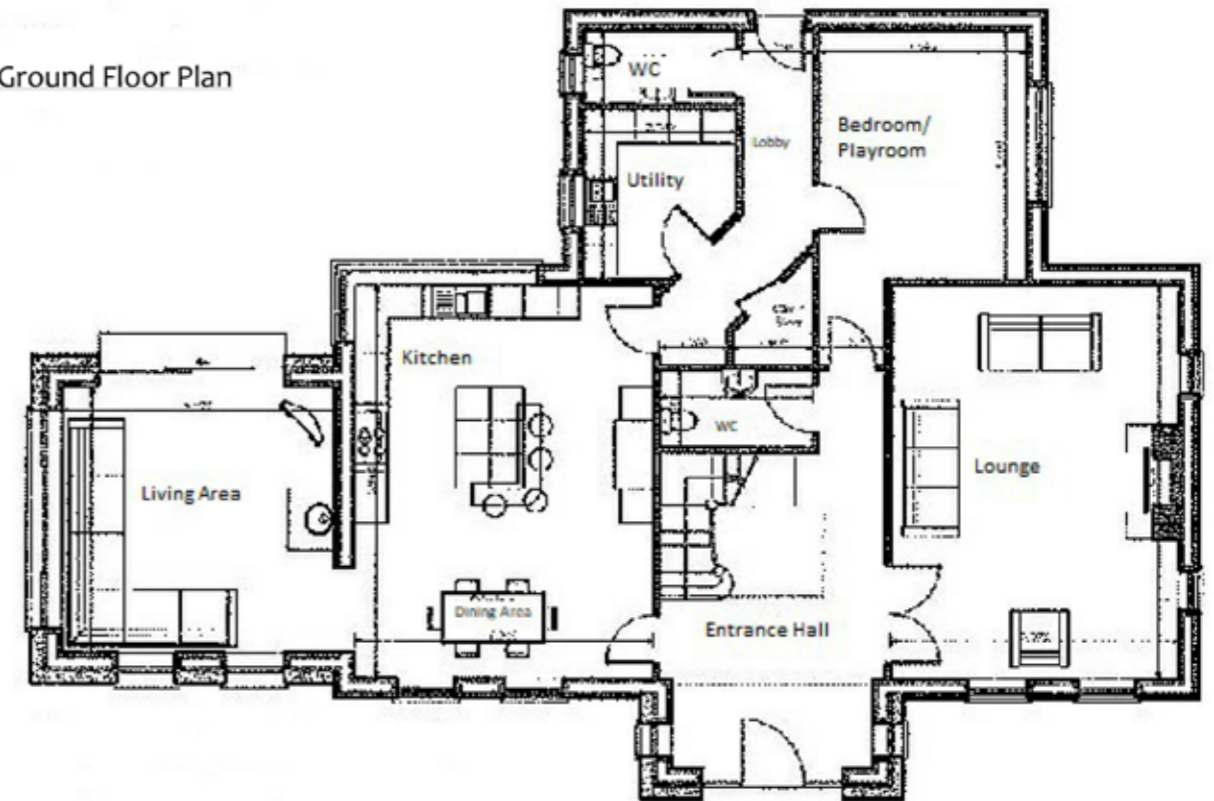
Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopers.asp and Forms.

ELEVATIONS

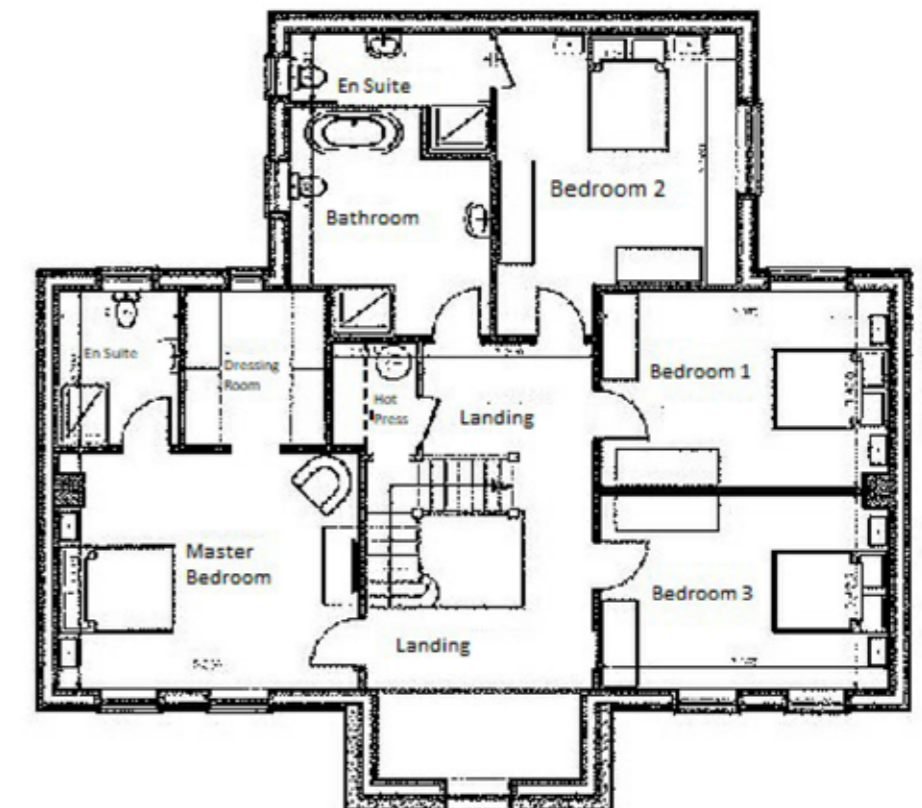


FLOOR PLANS

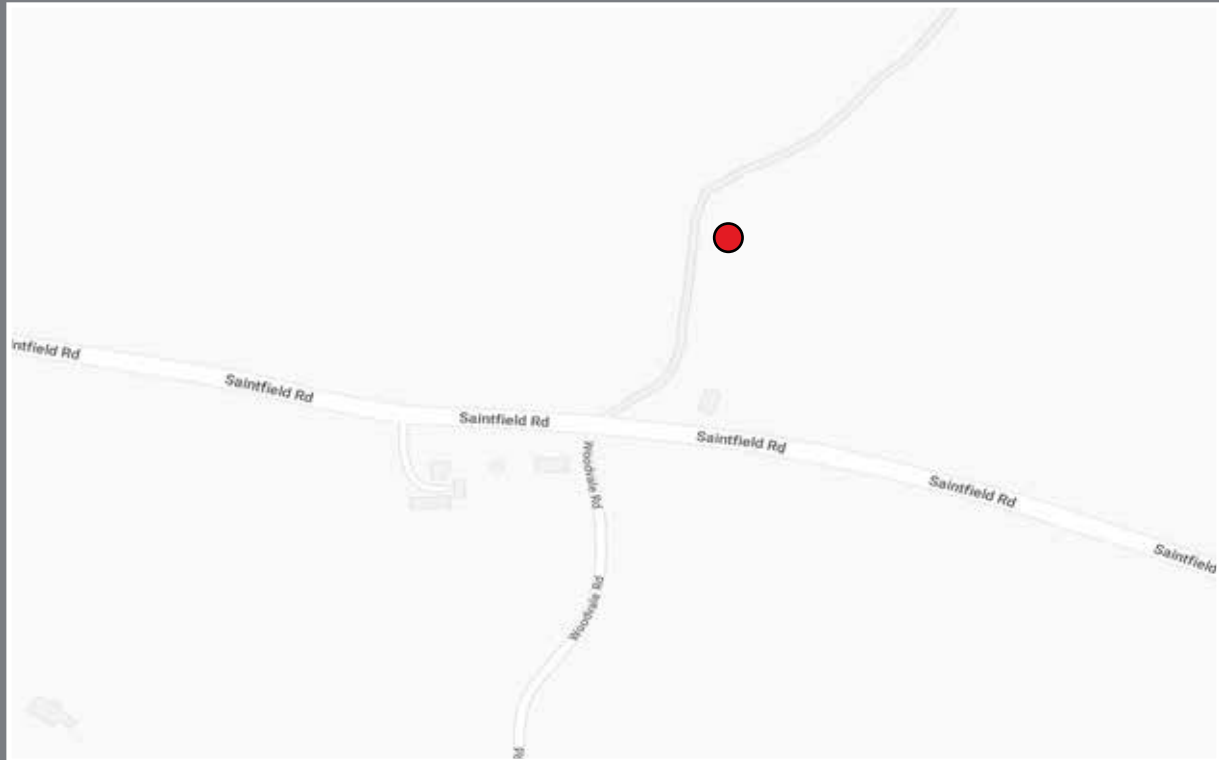
Ground Floor Plan



First Floor Plan



Location



From Temple roundabout take the Saintfield Road towards Lisburn for about 1 mile. The site is on the right hand side.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/22/AN



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E Holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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