

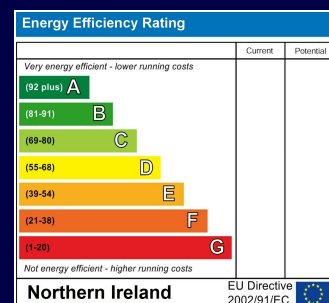
Tim Martin
 .co.uk

**Building
 Site**

Between 74-94
 Drumaghlin Road
 Crossgar
 BT30 9JS

Guide Price
£150,000

www.timmartin.co.uk
 Telephone 028 91 878956



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

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.

SUMMARY

Ideally situated in a fold between a mature woodland and roll out crop and enjoying pleasing views over the surrounding countryside.

This spacious, building site extending to about 1 acre, has reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.

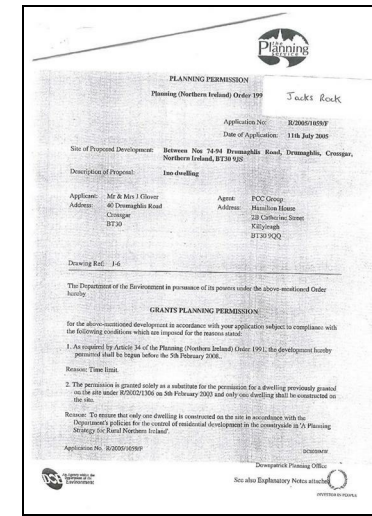
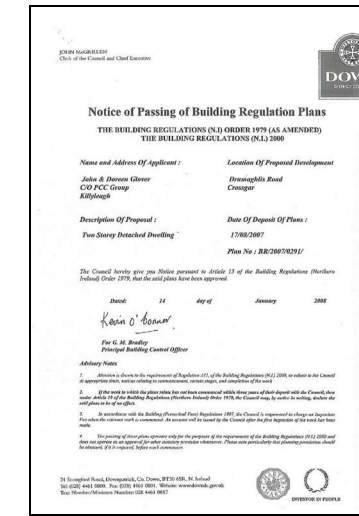
Substantial works on the site has been completed including access road and construction and concreting of foundations. Building Control have approved the plans and inspected the works to date. Mains water is available on the road with mains electricity close by.

It is rare that a site of this quality comes to the market with planning and plans in place.

FEATURES

- Mature Building Site Extending to 1 acre (approx)
- Reserved planning permission for the erection of a substantial 1½ storied detached residence extending to about 4750 sqft including granny flat with attached double garage.
- Substantial works on the site has been completed including access road and construction and concreting of foundations
- Building Control have approved the plans and inspected the works to date
- Mains water is available on the road with mains electricity close by

ACCOMMODATION



Project: New Dwelling, Near 78-84 Drumaghills Road, Crossgar

Subject: Foundations

Sender: Ronnie Gibson

Date: 22-01-08

Number of pages including this sheet: 1

Process: Rail, Traffic, Environmental, Project Management

Raymond,
We confirm our site visit 22nd Jan 2008 in the company of Raymond Ferris of PPC Group and James McClenahan who is constructing the foundations for the above dwelling. Our brief is to assess and advise on foundations on variable stratum.

Viewing from the site entrance:
Ground to the left hand has been excavated to a bearing stratum of shaley rock at approx 0.5 metres below the surface. Foundations for the kitchen and living / dining areas will be on this stratum.
Ground to the right hand has been excavated to a depth of approx 1.1 metres. Examination of an area of this stratum showed a stiff greeny grey coloured clay at approx 1 metre below the surface. Foundations for the bedroom areas, entrance foyer and living room will likely be on this stratum.

The following details were agreed:
Trenching onto 1.0m of stiff clay up to a suitable formation level for the foundations, over which strip foundations in 25 Newton concrete will be constructed.
Strip foundations are to be 300mm deep with a layer of A393 mesh reinforcement placed approx centrally within the depth of the founds at the transition between rock / stiff clay and should extend 2 metres into the rock area and 2 metres into the clay area.
Laps in the mesh should be not less than 400mm.
All water and loose disturbed material is to be removed and foundations cast onto undisturbed stiff clay or rock.

CROSSGAR
BT30 9JR

Dear Sir/Madam

The Council is responsible for the naming and numbering of streets in its area. It has been agreed that the correct postal address of your new premises is:-


No 84 Drumaghills Road,

Crossgar, BT30 9JR

In order that the scheme may be as beneficial as possible, the Council should be obliged if you would mark your premises with the number as outlined above, where it may be easily seen from the public road, and use the correct address on all correspondence.

Other information may be included in the address, such as the name of your house. It is Council policy to encourage the use of townland names. Your property is situated within the townland of **Drumaghills**. You may include this in your official address, should you wish to do so.

Yours faithfully



JOHN McGRILLEN
Clerk and Chief Executive

