

**Tim Martin**  
— .co.uk



**Building  
Site**

Freehold Building Site Immediately SSW of  
90 Monlough Road  
Saintfield  
BT24 7HN

Offers Around  
£120,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

An opportunity exists to acquire this freehold site situated fronting the Monlough Road and convenient to Saintfield, Carryduff and Ballygowan.

The site extending to 0.3 of an acre or thereabouts has received Outline Planning Permission as set out in application number LA07/2022/1782/0 which granted Planning Permission for a dwelling and garage with a 'ridge height of less than 6 metres above finished floor level and single storey in form'.

Mains water, electricity and telephone appear to be convenient to the site.

The site is enclosed with a feature random stone wall to the front and is approached through double wrought iron gates.

NOTE: Easements exist for the benefit of an adjacent property for their septic tank and soakaway and water pipe located within the site.

## FEATURES

- Freehold Building Site Fronting Monlough Road
- Extends To Circa 0.3 Of An Acre Or Thereabouts
- Outline Planning Permission Granted For A Dwelling And Garage
- Mains Water, Electricity And Telephone Appear Convenient To The Site
- Enclosed With A Feature Random Stone Wall To The Front
- Easements Exist For Benefit Of An Adjacent Property for Septic Tank & Soakaway And A Water Pipe.





Comhairle Ceantair  
**an Iúir, Mhúrn  
agus an Dúin**  
**Newry, Mourne  
and Down**  
District Council

**Oifig an Iúir  
Newry Office**  
O'Hagan House  
Monaghan Row  
Newry  
BT35 8DJ

**Oifig Dhún Pádraig  
Downpatrick Office**  
Downshire Civic Centre  
Downshire Estate,  
Ardglass Road  
Downpatrick  
BT30 6GQ

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## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA07/2022/1782/O**

Date of Application: **10 November 2022**

Site of Proposed  
Development:

**Lands immediately SSW of 90 Monlough Road, Saintfield**

Description of Proposal:

**Dwelling and Garage**

Applicant:  
Address:

Agent: Hawthorne Associates Ltd  
Address: 3 The Beeches  
Grove Road  
Spa  
Ballynahinch  
BT24 8RA

Drawing Ref: **1926.01P**

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. 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:-
  - 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: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The development hereby permitted shall take place in strict accordance with the following approved plan: **1926.01P**

Reason: To define the planning permission and for the avoidance of doubt

4. 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 prior to commencement and other requirements in accordance with the attached form RS1.

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

5. The proposed dwelling and garage shall have a ridge height of less than 6 meters above finished floor level and shall be single storey in form and designed in accordance with the Department's Design Guide for Rural Northern Ireland Building on Tradition.

Reason: To ensure that the development is not prominent in the landscape and in keeping with the character of this Area of Outstanding Natural Beauty.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.4 metres at any point.

Reason: In the interest of visual amenity.

7. The external wall finish shall be smooth render.

Reason: To ensure that the proposal is in keeping with the character of this Area.



8. The roofing slates shall be blue/black or dark grey in colour.

Reason: To ensure that the proposal is in keeping with the character of this Area.

9. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor levels of the proposed buildings and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

10. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is in keeping with the locality.

11. No development shall take place until full details of all proposed tree and shrub planting and a programme of works, have been approved by the Council and all tree and shrub planting shall be carried out in accordance with those details and at those times.

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

12. During the first available planting season after development has commenced, planting shall be carried out in accordance with the final approved planting scheme. Trees or shrubs dying, removed or becoming seriously damaged within five years shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

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

### **Informatives**

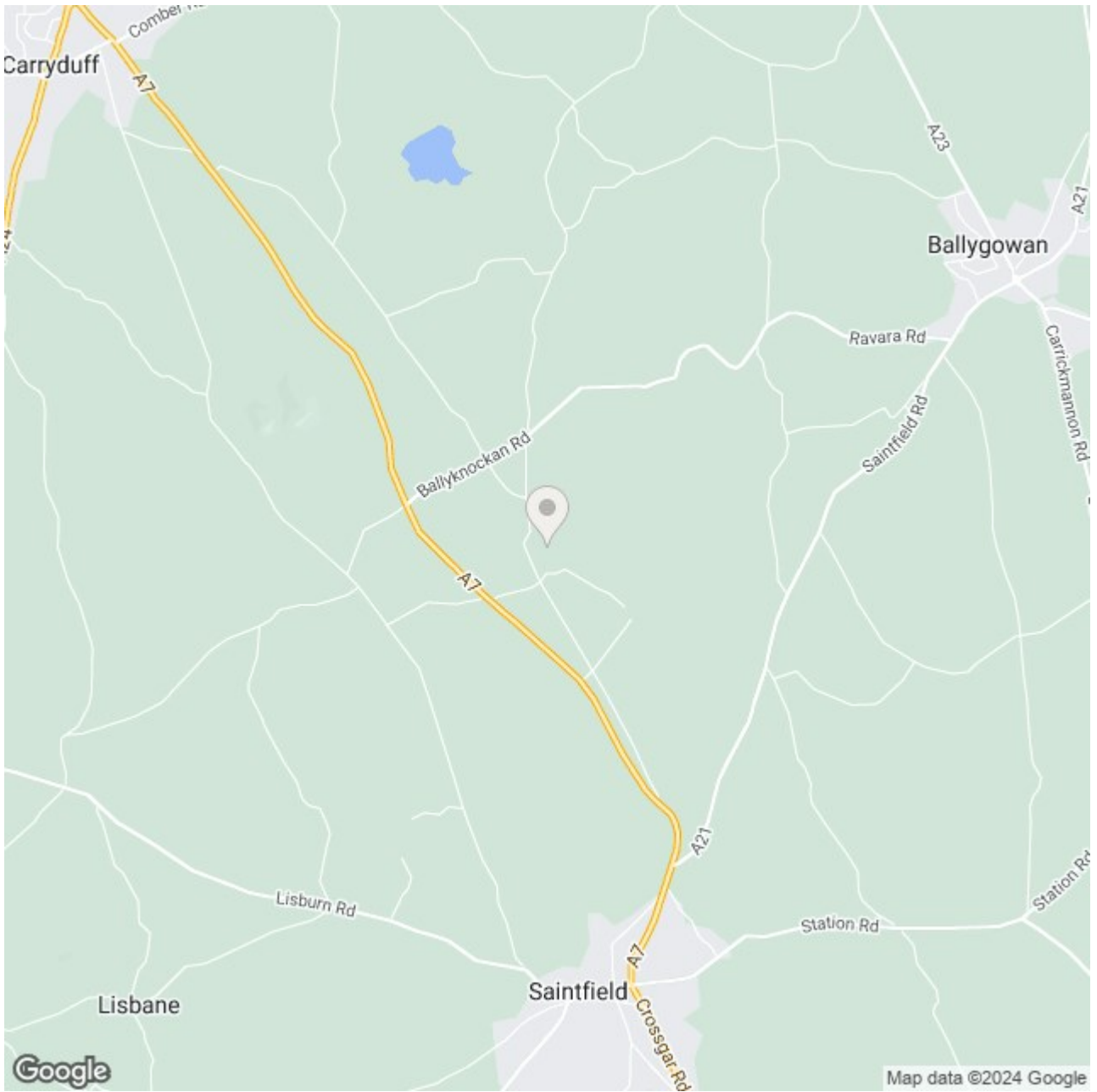
1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of 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.

**Dated: 26 February 2024**   **Authorised Officer:**

*Anthony McShay*





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 27 Castle Street, Comber, BT23 5DY  
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Sainfield  
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 T 028 97 568300

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