

Tim Martin
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Freehold Building Site 50m West of
1 Tullyhubbert Road
Moneyreagh
BT23 6BY

Price Guide
£130,000

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SUMMARY

Situated fronting and with access of the Hillsborough Road, this quality freeholding building site extending to about to circa ½ an acre is convenient to the village and enjoys pleasing views over the countryside.

The site has been passed for 1½ storied farm dwelling and double garage. Believed to extend to circa 2250 gross internal sqft including lounge, large kitchen / living dining, laundry room and wc with Three bedrooms including principal ensuite bathroom.

This design may of course be changed / amended by the purchaser (subject to planning).

The site is ideally situated within an easy commute to Belfast and with Carryduff and Comber close by.

Mains electricity and water are convenient to the site. Planning permission was granted under application no. LA05/2025/0920/RM

Note : An easement for an electricity line runs along the edge of the site for an adjoining property.

Viewing Anytime

FEATURES

- An Opportunity Exists to Purchase this Freehold Building Site
- Reserved Matters Planning Permission has been Granted for 1½ Storied Dwelling with Garage
- Extending to Circa 2250 Gross Internal Sqft
- Situated Fronting and With Access to the Hillsborough Road
- Convenient to the Village and Enjoys Pleasing Views Over the Countryside
- This Site is Ideally Situated Within Easy Commute to Belfast, With Carryduff and Comber Close By.
- Mains Electricity and Water are Convenient to the Site



APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA05/2023/0902/RM**

Date of Application: **7 November 2023**

Site of Proposed Development: **Lands adjoining and 50m west of 1 Tullyhubbert Road, Moneyreagh**

Description of Proposal: **Farm dwelling & garage, access and associated site works**

Applicant: ~~Shaun Turkington~~
Address: ~~35 Woodrow Gardens~~
Saintfield
BT24 7WG

Agent: Colin McAuley
Address: 2 Millreagh
Dundonald
Belfast

Drawing Ref: 01,02, 03, 04, 05, 06, 07a, 08a

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act 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:

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

2. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 07a, published to the planning register on 28th November 2024, prior to the commencement of any other works or 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 250 mm 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 interest 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 or verge, 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. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no. 03, published to the planning register on 14th November 2023 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays, forward sight lines or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

6. As indicated on approved drawing no 03 published to the planning register on 14th November 2023, the existing natural screenings of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme of compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure the proposed development does not prejudice the appearance of the locality.

7. No retained tree shall be cut down, uprooted or destroyed or have its roots

damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

8. 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.

9. 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 during the first available planting season prior to the occupation of any part of the development.

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

10. The septic tank/sewage treatment unit shall be sited as indicated with suitable levels and adequate area of subsoil irrigation for the disposal of effluent (if appropriate). This comment is based on an assessment of potential nuisance and in no way does it negate the need to meet the requirements of the Water (Northern Ireland) Order 1999. Consent to discharge must be obtained from the Northern Ireland Environment Agency. The approved scheme shall be maintained for the life of the approved development.

Reason: To protect the amenity of neighbouring dwellings with respect to odour

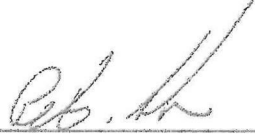
Informatives

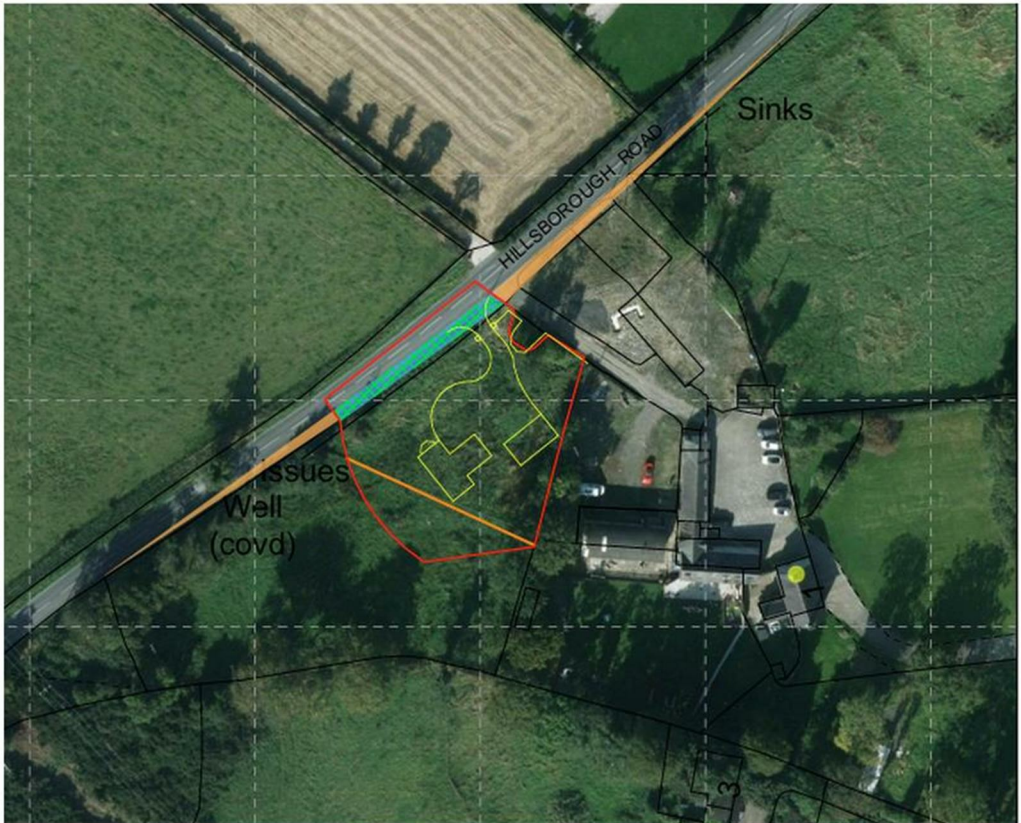
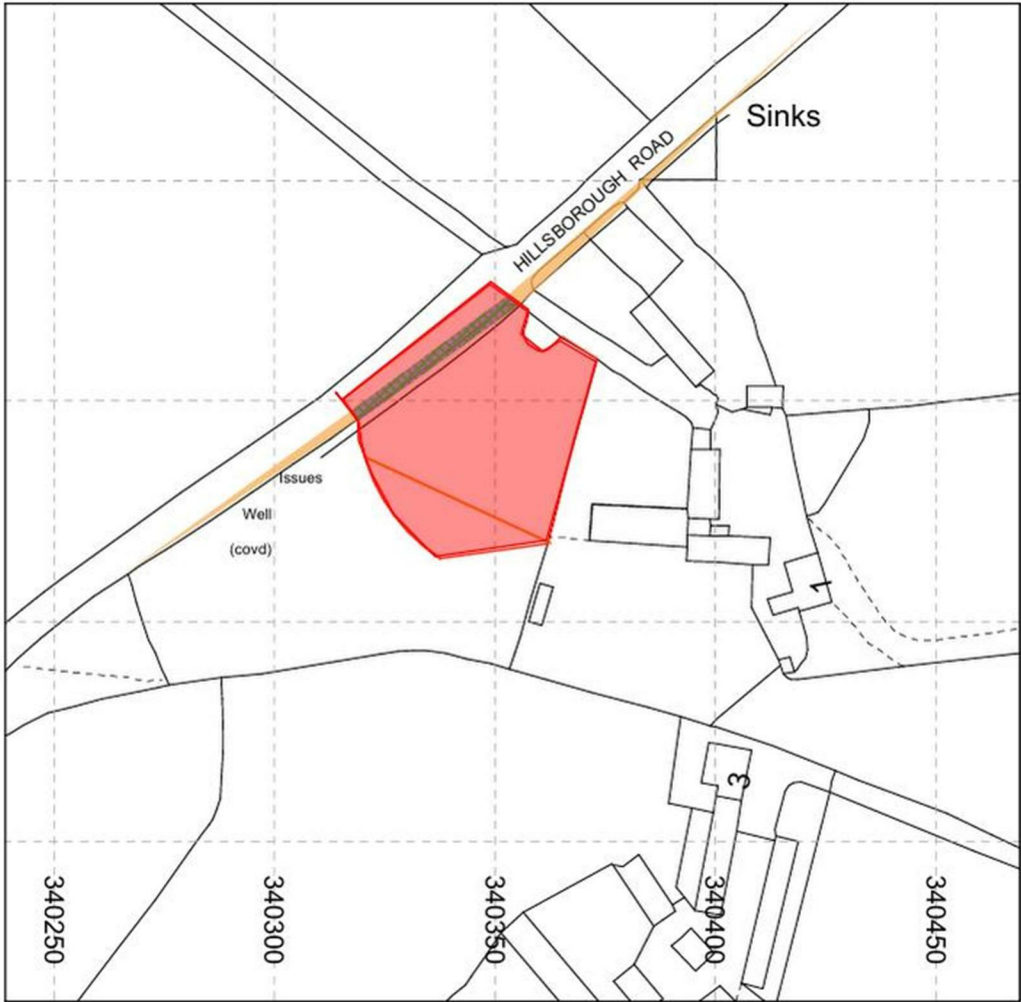
1. The drawings and relevant information associated with this decision are available to view on the Planning Register at <https://planningregister.planningsystemni.gov.uk>
2. The approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
3. 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.

4. 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.
5. 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.
6. Notwithstanding the terms and conditions of the Planning Department'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 - Road'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 Lisburn & Castlereagh Section Office, 40a Benson Street, Lisburn. A monetary deposit will be required to cover works on the public road.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. 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 roadside drainage is preserved and does not allow water from the road to enter the site.

Dated: 28 November 2024

Authorised Officer: 





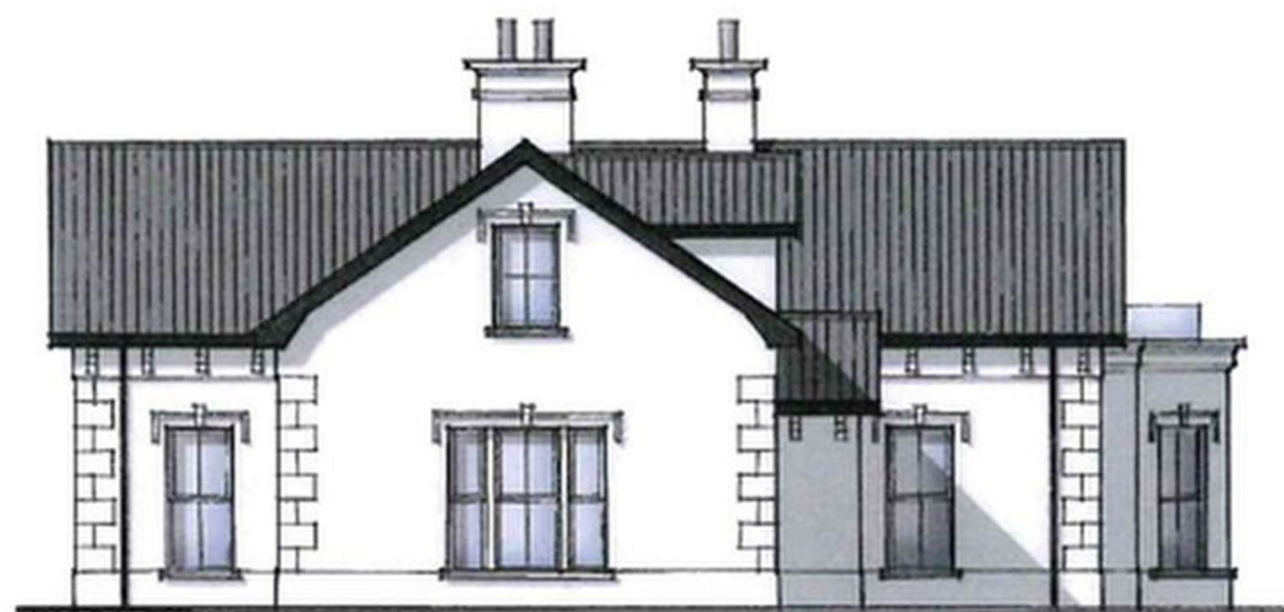
FRONT ELEVATION



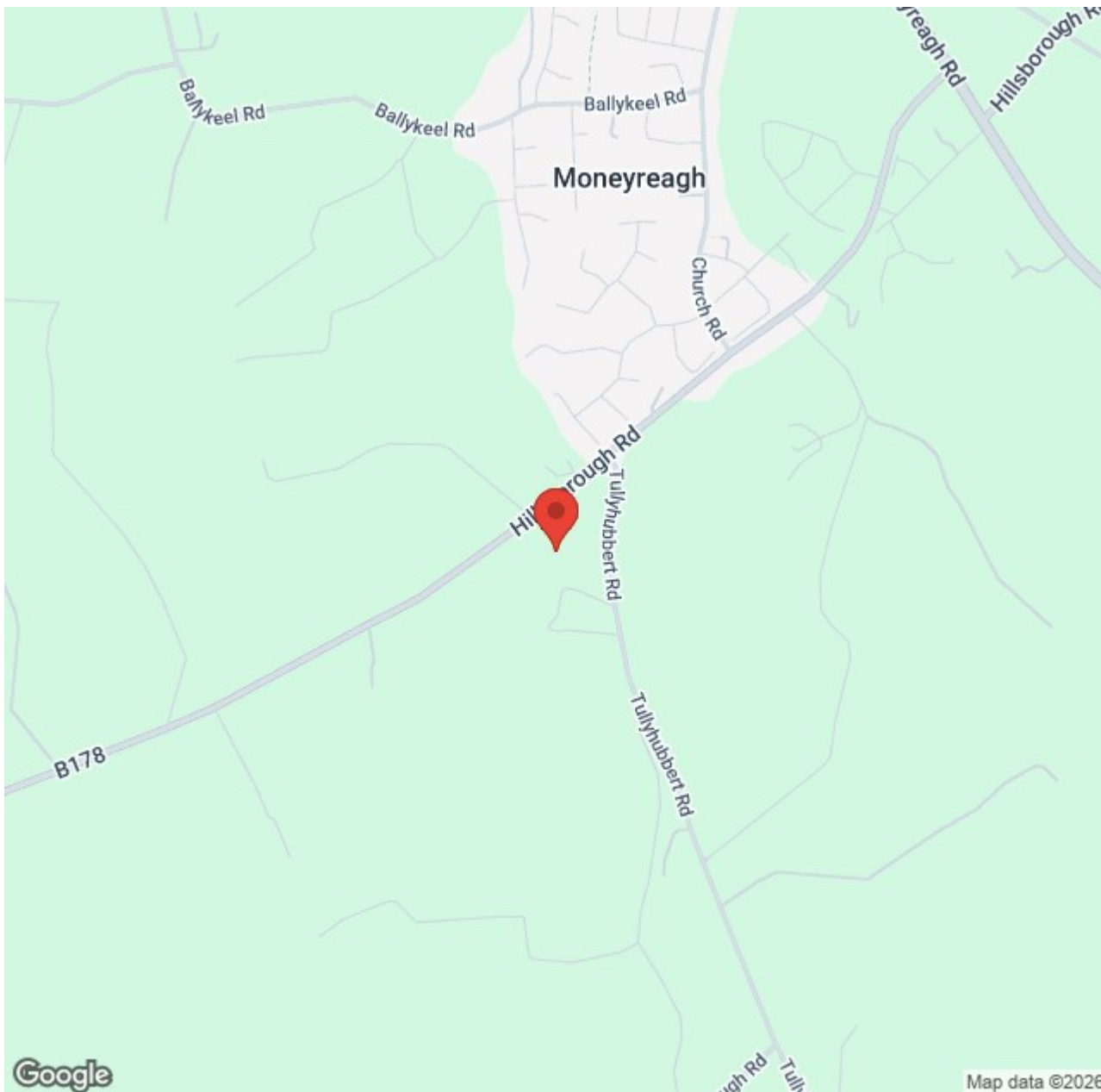
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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