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East Belfast

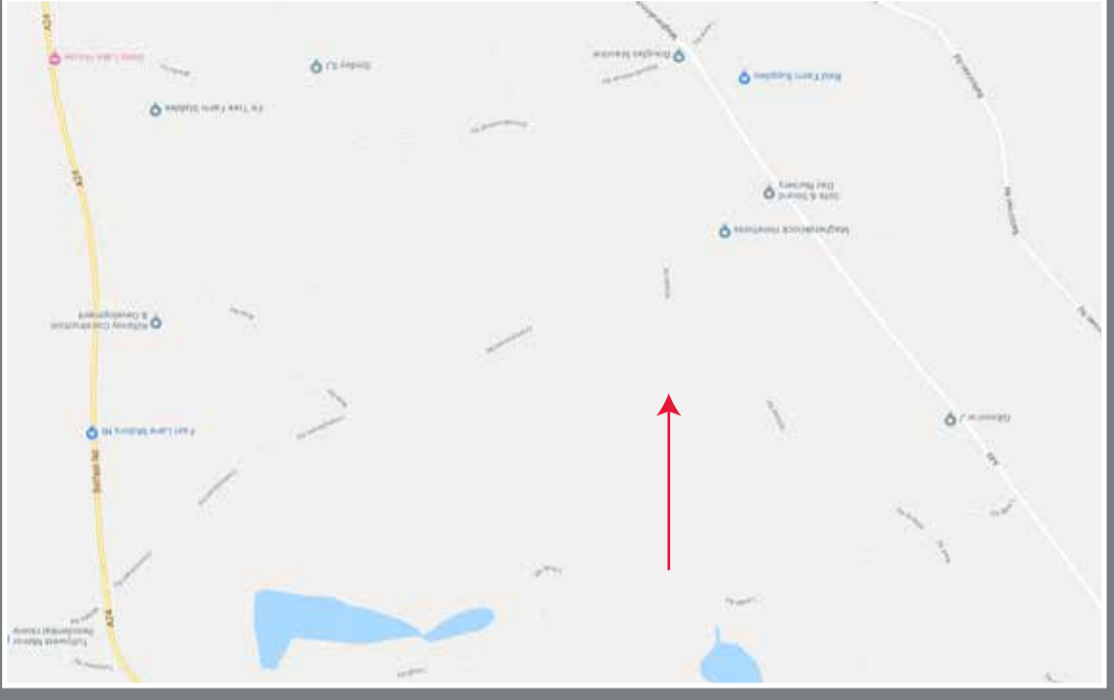
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REF: ML/1/19/SO



Location

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ILLUSTRATION OF PROPOSED FRONT ELEVATION

**Building Site With Full Planning Consent For A Detached Dwelling Of c. 5,000 Sq Ft
ADJACENT TO 7 HILLSIDE ROAD, BALLYNAHINCH, BT24 8UL**



Offers Around £65,000

Telephone 02890 668888
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FOR SALE



KEY FEATURES

- Superb Residential Building Site Extending To Approximately 0.5 Of An Acre
- Full Planning Consent Passed For A Detached Dwelling Of c. 5,000 Sq Ft
- Foundations Have Been Installed Along With The Laneway To The Site
- Popular & Convenient Semi-Rural Location Enjoying Peace & Quiet Of The Country, Yet Within Comfortable Commuting Distance To Belfast & Lisburn, With Ballynahinch Town Centre A Short Drive Away

LOCATION

Hillside Road is on the Belfast side of Ballynahinch close to the M1 interchange at the Saintfield Road.

DESCRIPTION

The subject site extends to approximately 0.5 of an acre.

PLANNING PERMISSION

The site has full planning consent for a substantial detached family residence of c. 5,000 Sq Ft. Planning Ref: S/2007/0348/RM, Dated: 4th July 2007.

PRICE

Offers in the region of £65,000

FURTHER INFORMATION & VIEWINGS

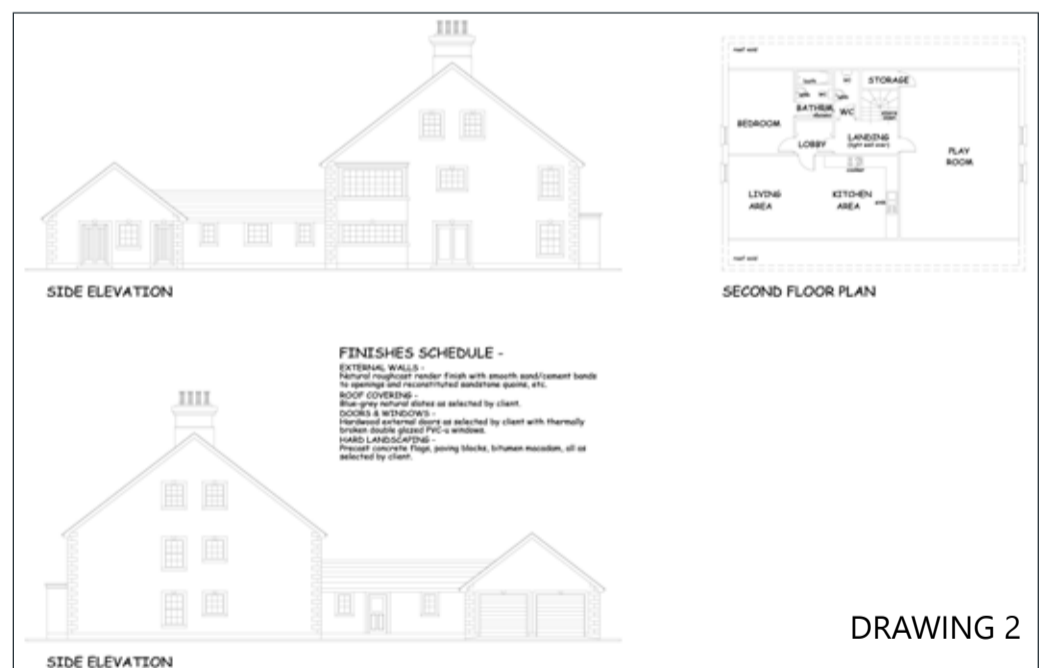
For further information, please contact Mark Leinster at our South Belfast office on 028 9066 8888 or via email mleinster@simonbrien.com - go directly to site.



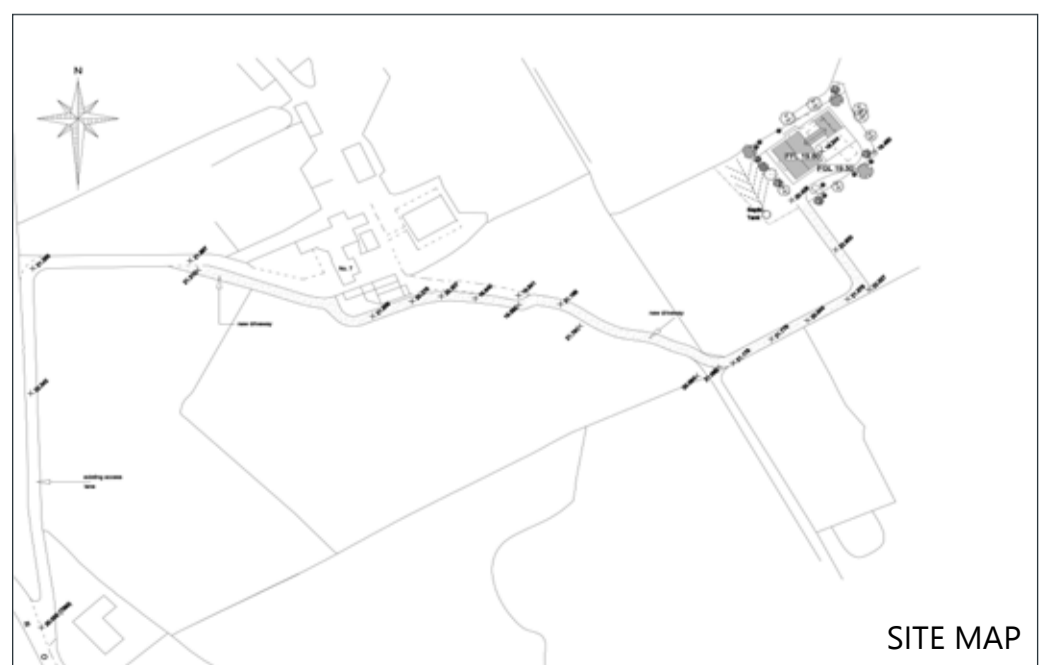
ILLUSTRATION OF PROPOSED REAR ELEVATION



DRAWING 1




DRAWING 2



SITE MAP

PLANNING PERMISSION



APPROVAL OF RESERVED MATTERS
Planning (Northern Ireland) Order 1991

Application No: S/2007/0348/RM
Date of Application: 15th March 2007

Site of Proposed Development: 200 metres East of 7 Hillside Road, Magheraknock, Ballynahinch, BT24 8UL

Description of Proposal: Single private dwelling with attached link and garage.

Applicant: Moy Investments LLP
Address: Rhone Hill Grange, Co Tyrone, BT71 6RX

Agent: Mr K Uprichard
Address: AEC Services, 201 Dromore Road, Donaghcloney, Donaghcloney, BT66 7NR

Outline Application Number: S/2004/2025/O
Drawing Ref: S/2007/0348/01, 02, 03, 04, 05

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991 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: Time limit.

2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured GREEN on the approved plan date stamped 15th

Application No: S/2007/0348/RM DC1001MW
Downpatrick Planning Office

See also Explanatory Notes attached

