



SITE WITH FULL PLANNING PERMISSION FOR NEW DWELLING EXTENDING TO APPROX. 2000 SQ FT.

This is fantastic opportunity to build a superb property on this delightful countryside site. The mature site enjoys a sunny position deep in the Co. Down countryside with an array of wildlife and beautiful views over rolling fields, including the Dromara Hills. With foundations in place the building has been completed to the finished floor and includes an under property garage/workshop which may be used as an extensive utility room as well, if desired. The property has been designed to be completed in timber frame or conventional construction with a high degree of insulation. There is also the option of creating an upper level in the roof cavity. Hard core standing area is in place beside the foundations to allow machinery to be placed on site during construction. The site is accessed via a shared lane way and is situated close to local amenities along with being within commuting distance of Belfast and many other parts of the province.

Offers Over
£97,500

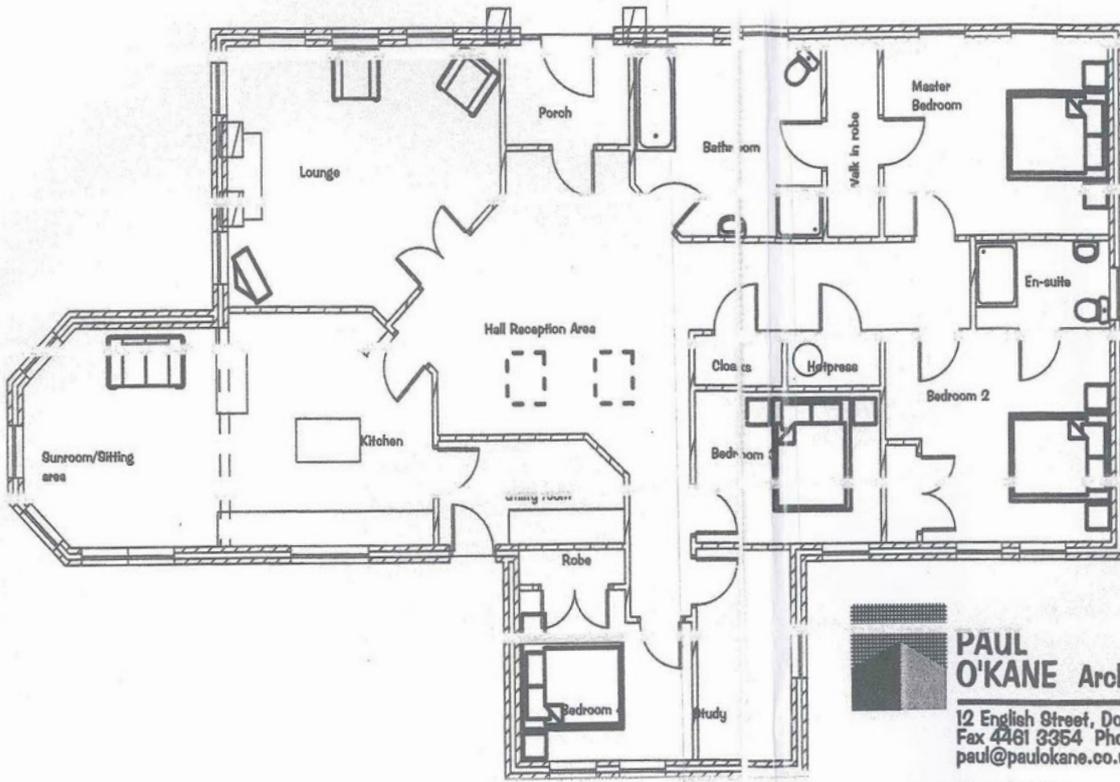
Site Adjacent to
27 Pegg's
Wood Lane,
Crossgar,
BT30 9GR

Viewing by
appointment with
& through agent
028 9266 1700



- Delightful site with Full Planning Permission for a Detached Dwelling
- Full Planning Permission for Approximately 2000ft² Property
- Quotation For The Supply and Erection of A Timber Frame Home is £41,900
- Integrated Garage/Workshop
- Foundations in Place to Finished Floor
- Designed to be Completed in Timber Frame or Conventional Construction
- Potential for Additional Accommodation in the Roof Cavity
- Telephone/Electricity/Water Supply All On Site (all fees paid)
- Site includes a Lockable Container for Storage Before or During Construction
- Mature Site in an Area of Diverse Wildlife
- Uninterrupted Views over Open Countryside, Including the Dromara Hills
- Comfortable Commuting Distance to Belfast and Many Other Parts of the Province
- Additional Concrete Foundations on Site for a Kota (finish BBQ Hut)



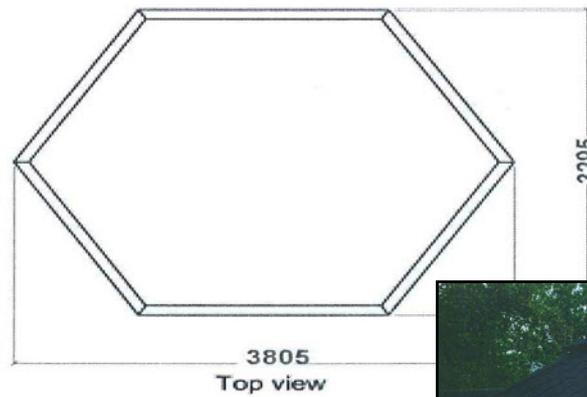
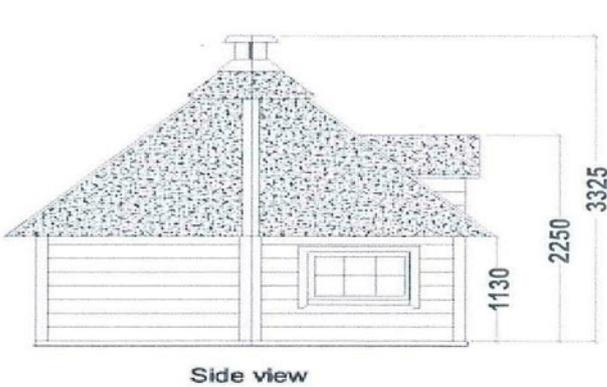


PAUL O'KANE Architect RIBA

1/2 English Street, Downpatrick BT30 6AB
 Fax 4461 3354 Phone 4461 3122
 paul@paulokane.co.uk

New dwelling
 Beside 21 Pegg's Wood Lane, Church Road, Crossgar
 For : Colin Lloyd
 Drawing : Proposed Floor Plan
 Scale : 1:100
 Drawing No. : 2183.03
 Date : 25 Jan 2007
 checked by

"Kota" BBQ Hut
 (Kota not included in the sale)





APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **R/2007/0276/RM**

Date of Application: **8th March 2007**

Site of Proposed Development: **Adjacent 27 Pegg's Wood Lane, Church Road, Crossgar, BT30 9GR**

Description of Proposal: **New Dwelling**

Applicant: **Mr Lloyd**
Address: **27 Peggs Wood Lane**
Crossgar
BT30 9GR

Agent: **Mr P O'Kane**
Address: **Paul O'Kane RIBA**
12 English Street
Downpatrick
BT30 6AB

Outline Application Number: **R/2003/1285/O;**

Drawing Ref: **01, 02, 03 & 04**

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. 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 prior to [the occupation of any part of the dwelling.

Application No. **R/2007/0276/RM**

DC1001MW

Downpatrick Planning Office



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

3. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings No 1-4 which were received on 8th March 2007.

Reason: To ensure the development is carried out in accordance with the approved plans.

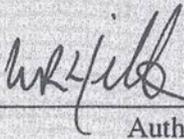
Informatives

1. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088. The nearest public water main is located in Church Road.
2. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

3. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
4. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. 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: 7th June 2007

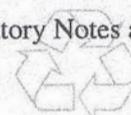


Authorised Officer

Application No. R/2007/0276/RM

DC1001MW

Downpatrick Planning Office



Location:

Heading from Crossgar towards Listooder/Ballynahinch on Ballynahinch Road, turn left on to Church Road and Pegg's Wood Lane is on the right hand side



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