



We are delighted to present this site with Full Planning Permission for a modern contemporary home to the market. A design concept that has been thoroughly thought out for modern family living by renowned C60 Architects.

The site extends to c. 1.8 acres to include a large meadow/field providing privacy to the site itself, which is an elevated position at the top of the site. Planning is granted under application LA08/2018/0554/F and located fronting Ballela Road, North-East of junction with Knockgorm Road Banbridge BT21 2TE.

Rarely does a site with such a desirable home present itself to the market and early enquiries are recommended. Located with ease of access to the A1 Carriageway and convenient to Dromore, Banbridge and beyond.

Offers Around
£120,000

Site @ 4 Ballela Road,
BANBRIDGE,
BT32 5PQ

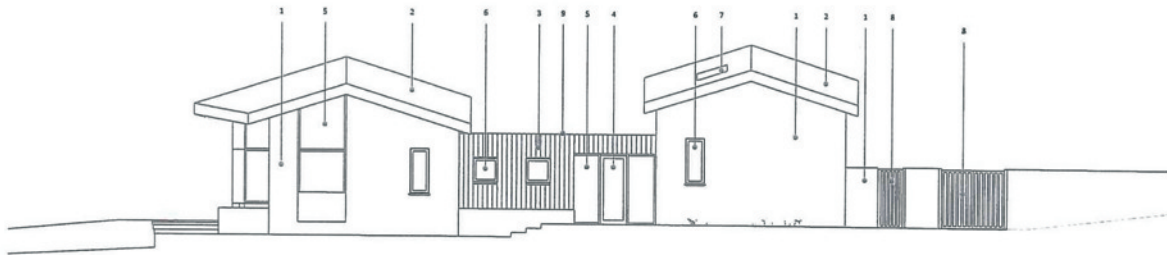
Viewing by
appointment with
& through agent
028 9266 1700

- Full Planning Permission for a Contemporary Family Home
- May be suitable for other designs (subject to the necessary consents)
- Site extending to approximately 1.8 acres to include the meadow/field
- Located between Banbridge and Dromore with ease of access to the A1 Dual Carriageway
- Planning recently granted in August 2019 under Application LA08/2018/0554/F
- Please contact our Lisburn office on 028 92 661700 with any further queries

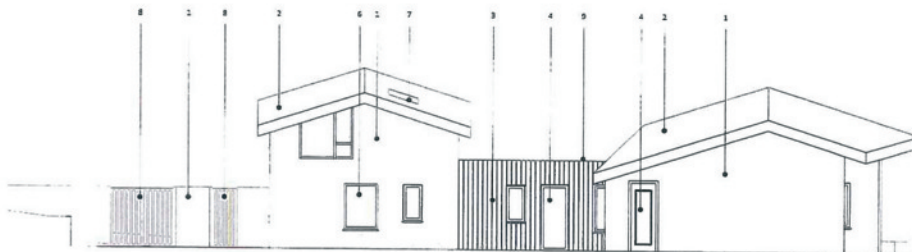








① Front Elevation
1:100



② Rear Elevation
1:100

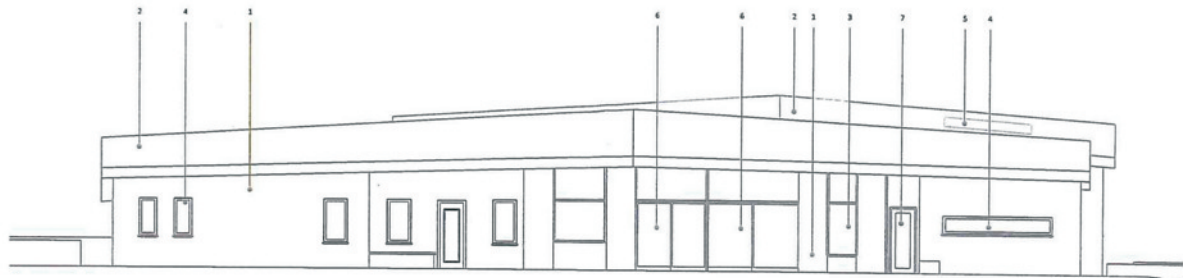
- 1. Render - off white
- 2. Metal roof
- 3. Timber cladding
- 4. External door
- 5. Triple glazed unit
- 6. Triple glazed window unit
- 7. Rooflight
- 8. Metal gate

Armagh City, Banbridge & Craigavon Borough Council
01 MAY 2018
WAOB/2018/0554 LF
Planning Department
RECEIVED

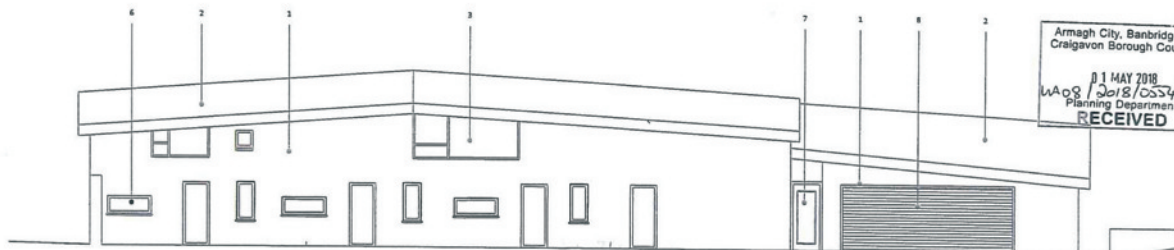
Armagh City, Banbridge & Craigavon Borough Council
Drawing
Number... 05

C60 Architects

PROJECT: Baliea Road House
CLIENT: Bharat Patel
DRAWING: Proposed Elevat on 2
SCALE @ A3: 1:100
JOB: 1603
DRAWN: AA
DATE: 27/04/2018
15:43:28
Rev



① South Elevation
1:100



② North Elevation
1:100

- 1. Render - off white
- 2. Metal roof
- 3. Triple glazed unit
- 4. Triple glazed window unit
- 5. Rooflight
- 6. Triple glazed sliding door
- 7. External Door
- 8. Garage Door

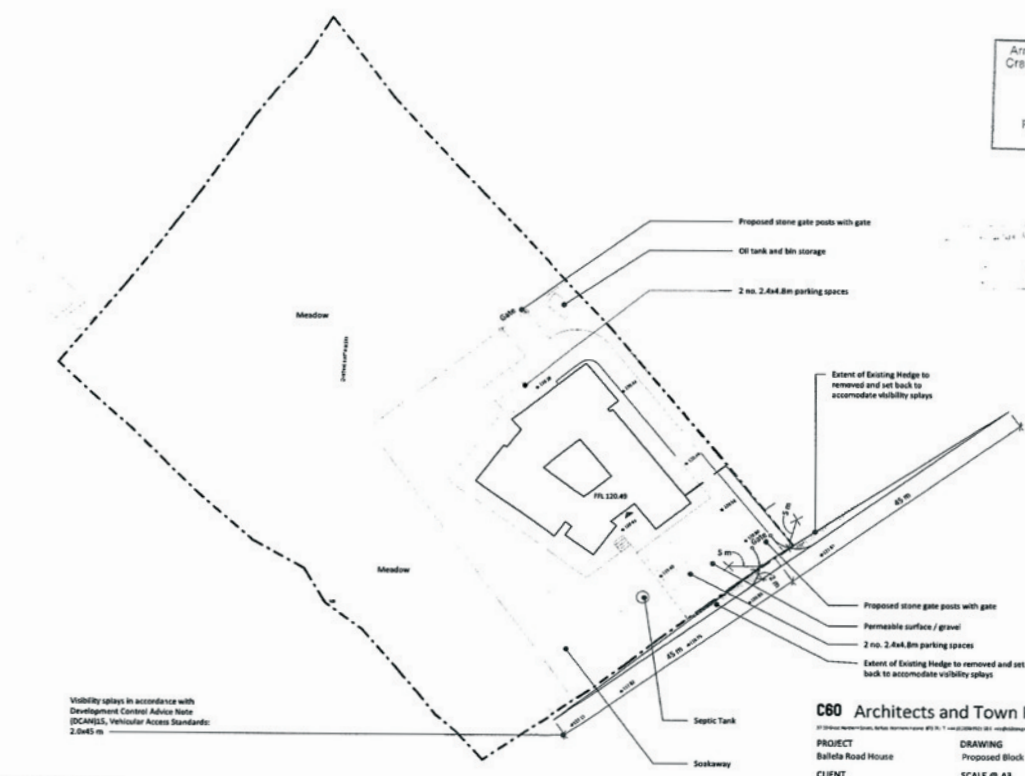
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01 MAY 2018
WAOB/2018/0554 LF
Planning Department
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Armagh City, Banbridge & Craigavon Borough Council
Drawing
Number... 06

C60 Architects

PROJECT: Baliea Road House
CLIENT: Bharat Patel
DRAWING: Proposed Elevat on 2
SCALE @ A3: 1:100
JOB: 1603
DRAWN: AA
DATE: 27/04/2018
15:41:28
Rev

Armagh City, Banbridge & Craigavon Borough Council
 01 AUG 2019
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1 Proposed Block Plan
 1:500

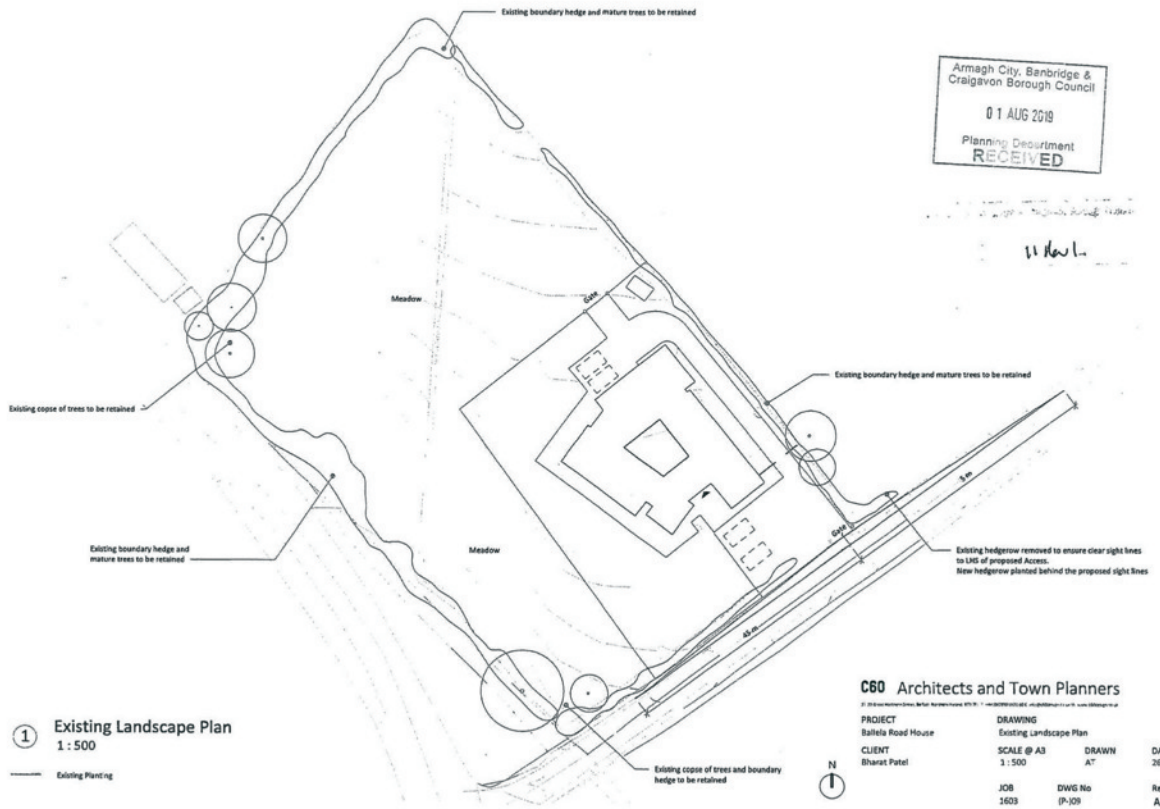
C60 Architects and Town Planners

| | | | | | |
|---------|--------------------|------------|---------------------|-------|----------|
| PROJECT | Ballela Road House | DRAWING | Proposed Block Plan | DATE | 26/07/19 |
| CLIENT | Bharat Patel | SCALE @ A3 | 1:500 | DRAWN | AT |
| JOB | 1603 | DWG No | (P-102) | Rev | F |



1 Existing Landscape Plan
 1:500

Existing Planting



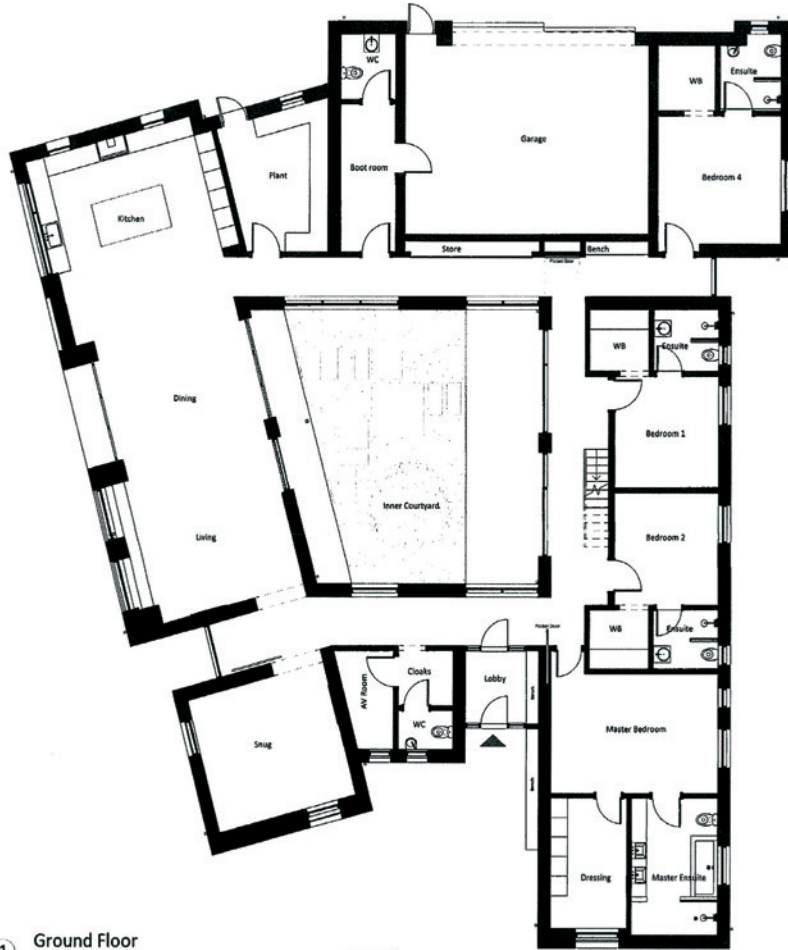
Armagh City, Banbridge & Craigavon Borough Council
 01 AUG 2019
 Planning Department
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C60 Architects and Town Planners

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|---------|--------------------|------------|-------------------------|-------|----------|
| PROJECT | Ballela Road House | DRAWING | Existing Landscape Plan | DATE | 26/07/19 |
| CLIENT | Bharat Patel | SCALE @ A3 | 1:500 | DRAWN | AT |
| JOB | 1603 | DWG No | (P-108) | Rev | A |



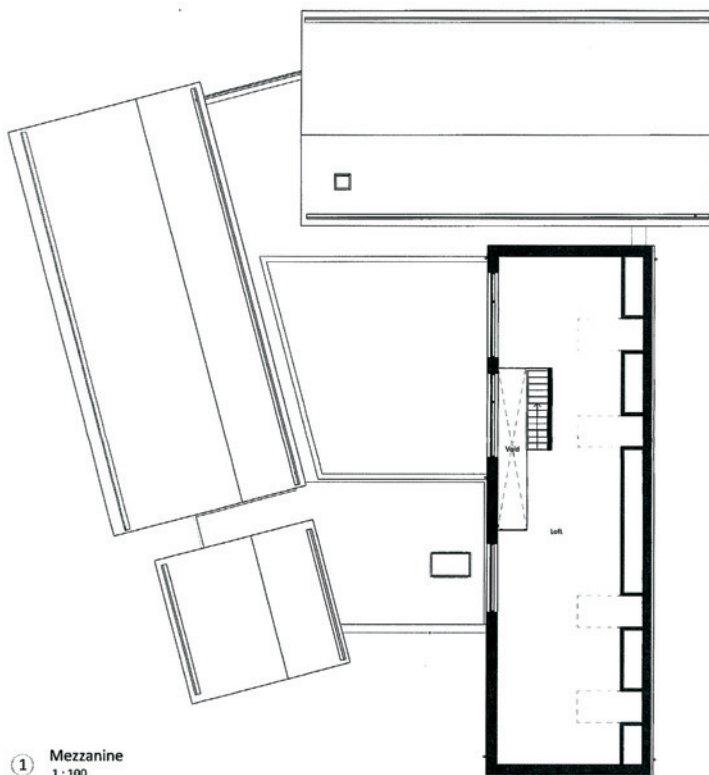
Armagh City, Banbridge & Craigavon Borough Council
Drawing Number *03 Nov*



① Ground Floor
1:100

Armagh City, Banbridge & Craigavon Borough Council

Armagh City, Banbridge & Craigavon Borough Council
Drawing Number *07*



① Mezzanine
1:100

Planning Act (Northern Ireland) 2011



**Armagh City
Banbridge
& Craigavon
Borough Council**

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA08/2018/0554/F**

Date of Application: **1st May 2018**

Site of Proposed
Development:

**Site fronting Ballela Road at 138 metres North-East from
59a Knockgorm Road and 60 metres North-East of junction
with Knockgorm Road
Banbridge BT21 2TE.**

Description of Proposal:

**Proposed erection of dwelling and integrated garage.
Change of house type from previously approved application
reference Q/2007/0399/RM.**

Applicant:

Agent:

Address:

Address:

Drawing Ref: 01 REV 3, 02 REV 4, 03 REV 3, 05 REV 2, 06 REV 1, 07, 08 REV 1,
09, 10, 11 REV 1.

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS 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. The development hereby permitted shall be begun before the expiration of 5
years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays and any forward sight

Application No. LA08/2018/0554/F

LA08

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com

Location:

Site fronting Ballela Road at 138 metres North-East from 59a
Knockgorm Road and 60 metres North-East of junction with
Knockgorm Road Banbridge BT21 2TE.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.