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CHARTERED SURVEYORS

AUCTIONEERS, ESTATE AGENTS & VALUERS

RATING & COMPENSATION CONSULTANTS

6, ENGLISH STREET, DOWNPATRICK

BT30 6AB, CO. DOWN

Unique Building Site 31 Quoile Road, Downpatrick, BT30 9SF



- Superb Building Site with Planning Permission for a Detached Dwelling c. 2,185 sq ft
- Site extends to c.0.2 acres
- Beautiful aspect overlooking the Quoile River
- Popular and most sought after location
- Unique opportunity

ASKING PRICE: £120,000 WITH OFFERS INVITED

A once in a lifetime opportunity! Situated in a most delightful area this unique site offers the opportunity to construct a home in what is one of Downpatrick's most sought after areas. The site which extends to approximately 0.2 acres has full planning permission (R/2005/1078/F) passed for a detached dwelling c. 2,185 sq ft with accommodation comprising of Sitting room, Living room, Kitchen with dining room and separate utility room all on the ground floor. The first floor has four bedrooms, master with ensuite and family bathroom. There is also planning for a detached garage.

To the front is a magnificent outlook over the Quoile River making this site an excellent location for the purchaser to build their ideal home.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i.) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

31 Quoile Road, Downpatrick, BT30 9SF



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PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: R/2005/1078/F

Date of Application: 18th July 2005

Site of Proposed Development: 31 Quoile Road, Downpatrick, Co.Down, N.Ireland, BT30 9SF.

Description of Proposal: Proposed Replacement Dwelling And Additional Dwelling With Garages (Amended Plans).

Applicant: Crockard Building Design

Address: 24 Ballyalgan Road
Raffrey
Crossgar
Co Down
BT30 9DR

Drawing Ref: 02, 03, R/2005/1078/01

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

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

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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Downpatrick Planning Office



See also Explanatory Notes attached



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

4. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, 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.

5. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of 1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

6. 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 development.

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

7. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawing(s) No R/2005/1078/01 which was received on 18th July 2005 and 02 & 03 which were received on 31st August 2005.

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

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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 effect 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.
4. Notwithstanding the terms and conditions of the Department of Environment'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 DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 129 Newcastle Road, Seaford. A deposit will be required.

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5. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road..
6. 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.
7. Foul water sewer 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 DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
8. Surface water sewer 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 DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
9. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:
 - (a) water supply requirements;
 - (b) foul water and surface water sewerage (Article 17 agreement) requirements;
 - (c) trade effluent discharge;
 - (d) septic tank emptying;
 - (e) existing water main crossing the site;
 - (f) existing sewer crossing the site.

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

10. In order to decrease the risk of the incorrect diversion of 'foul' sewage to drains carrying rain/surface water each building shall be provided with such sanitary pipework, foul drainage and rain water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the foul sewage system to the rainwater drainage system, once the buildings are occupied.
11. The buildings associated with this planning application should not be occupied unless the necessary sewerage infrastructure is in place to transfer foul sewage to a DRD Water Service sewer in an unacceptable manner or a private waste water treatment facility consented.
12. The storm drainage of the site should be designed to the principles of Sustainable Drainage System (SuDS) in order to minimise the polluting effects of storm water on waterways.
13. Construction should comply with the standards in the SuDS design manual for Scotland and Northern Ireland.

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to



14. Any oil tanks serving the houses should be bunded.
15. The applicant should comply with Pollution Prevention Guideline PPG5 & 6 in order to minimise the impact of the construction phase of the project on the environment. It should be noted that several SuDS features may be useful pollution prevention measures during the construction phase.
16. This decision relates to planning control only. The Department would advise that if the proposed works require Building Control Regulations approval this should be obtained from the relevant District Council. This approval does not cover any other approval which may be required under other legislation.

Dated: 6th July 2006

A handwritten signature in black ink, appearing to read 'W.Hill'.

Authorised Officer

Application No. R/2005/1078/F

DC1001MW

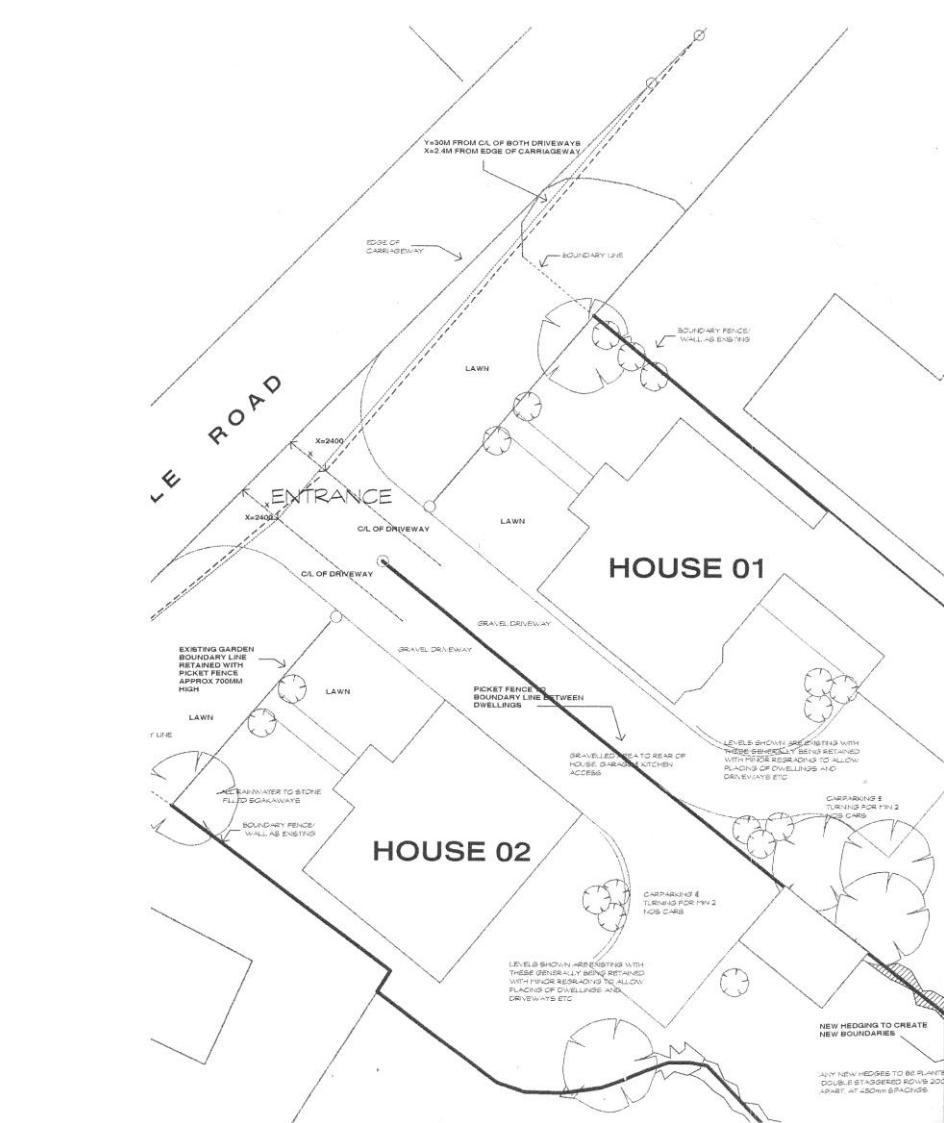
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