

**SUPERB BUILDING SITE**

**APPROX. 50M N.E. &  
OPPOSITE TO  
4 KNOCKACONEY ROAD  
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CO. ARMAGH  
BT61 8DU**



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BT71 6AB

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**SITE WITH F.P.P. IN A HIGHLY SOUGHT-AFTER & COMMUTER CONVENIENT LOCATION**

BENEFITTING FROM FULL PLANNING PERMISSION PASSED (LA08/2023/1776/F) FOR A DETACHED CHALET TYPE DWELLING WITH A DETACHED GARAGE, THIS BUILDING SITE EXTENDS TO APPROX. 0.3 ACRES AND IS IDEALLY LOCATED IN THIS QUIET, YET COMMUTER CONVENIENT SITUATION, ONLY MINUTES BY CAR TO THE MAIN MOY TO ARMAGH ROAD, DUNGANNON & PORTADOWN.

THIS PRIME BUILDING SITE IS SURE TO APPEAL TO THOSE SEEKING TO SELF-BUILD THEIR "FOREVER BESPOKE FAMILY HOME" AND DISCERNING CONTRACTORS / BUILDERS ALIKE.

**C. 0.3 ACRES - FULL PLANNING PERMISSION – DETACHED DWELLING & GARAGE**



**GUIDE PRICE: £124,950**

PLANNING LEGISLATION & MAPS FOR I.D. PURPOSES OVERLEAF...

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## SITE FEATURES:

- BUILDING SITE IN THIS EXCEPTIONALLY SOUGHT-AFTER LOCATION.
- ONLY MINUTES BY CAR TO MOY VILLAGE & ARMAGH CITY.
- GOOD ACCESS TO THE MAIN ROADS NETWORK FOR COMMUTING:
  - MOY VILLAGE: APPROX. 4 MILES.
  - ARMAGH CITY: APPROX. 4 MILES.
  - DUNGANNON TOWN: APPROX. 9.5 MILES.
  - PORTADOWN: APPROX. 10.5 MILES.
- EXTENDING TO CIRCA. 0.3 ACRES.
- FULL PLANNING PERMISSION PASSED DECEMBER 2023.
- PERMISSION FOR A DETACHED CHALET TYPE DWELLING & GARAGE.
- PLANNING REFERENCE: LA08/2023/1776/F
- A FANTASTIC OPPORTUNITY FOR THE SELF-BUILDER OR A CONTRACTOR / BUILDER.





**Armagh City  
Banbridge  
& Craigavon**  
Borough Council

## **PLANNING PERMISSION**

### **Planning Act (Northern Ireland) 2011**

Application No: **LA08/2023/1776/F**

Date of Application: **6 February 2023**

Site of Proposed Development: **Approximately 50M North East and opposite No 4 Knockaconey Road, Armagh**

Description of Proposal: **Erection of Dwelling and Detached Garage**

Applicant:  
Address:

Drawing Ref: 1A, 02E, 03B, 5C

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 Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing number 02E. Verge as shown on the above plan shall be completed prior to the occupation of the dwelling hereby approved.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

3. The vehicular access, including visibility splays, shall be provided in accordance with drawing number 02E, prior to the commencement of any other development. 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 and such splays shall be retained and kept clear thereafter.

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

4. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars as shown on the approved plan.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

5. 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 hard landscape works shall be carried out prior to the occupation of the dwelling in accordance with the approved plans. The soft landscape works shall be carried out in the first planting season after the occupation the dwelling in accordance with the approved plans.

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

6. The existing natural screenings of site located along the northern-western boundary of the site shall be retained in perpetuity unless necessary to prevent danger to the public in which case a full explanation along with a scheme for 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 that the proposed development does not prejudice the appearance of the locality.

7. During the first available planting season after the occupation of the dwelling, a native species hedge shall be planted in a double staggered row 200mm apart, at 450 mm spacing, 500 mm to the rear of the sight splays along the front boundary of the site.

Reason: To ensure the amenity afforded by existing hedges is maintained.

8. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence and within the first planting season after the occupation of the dwelling a native species hedgerow shall be planted on the inside.

Reason: In the interests of visual amenity.

9. 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.

#### **Informatives**

1. 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.
2. 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.

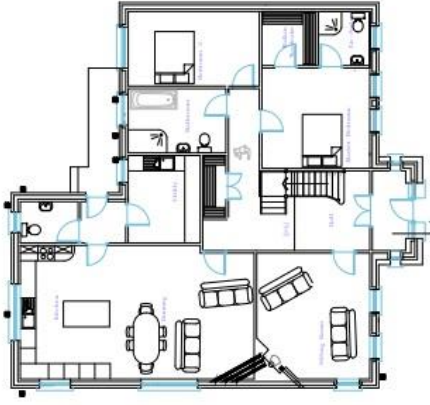
3. This permission grants planning permission only and other statutory approvals may be required. The developer/applicant are advised that there are other informatives relevant to the application, which are attached to the consultation responses. Please make sure to check all consultation responses at <https://planningregister.planningsystemni.gov.uk/simple-search> and adhere to all the relevant informatives.

**Signed: Sinead McAvoy**

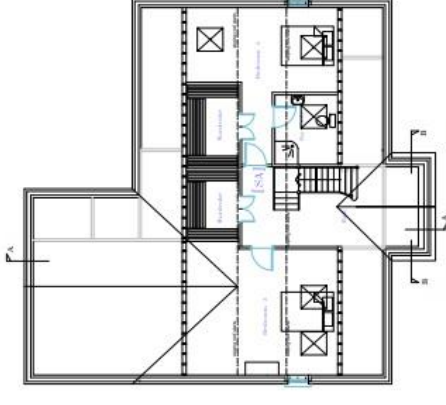
**Planning Manager**

**Dated: 12<sup>th</sup> December 2023**

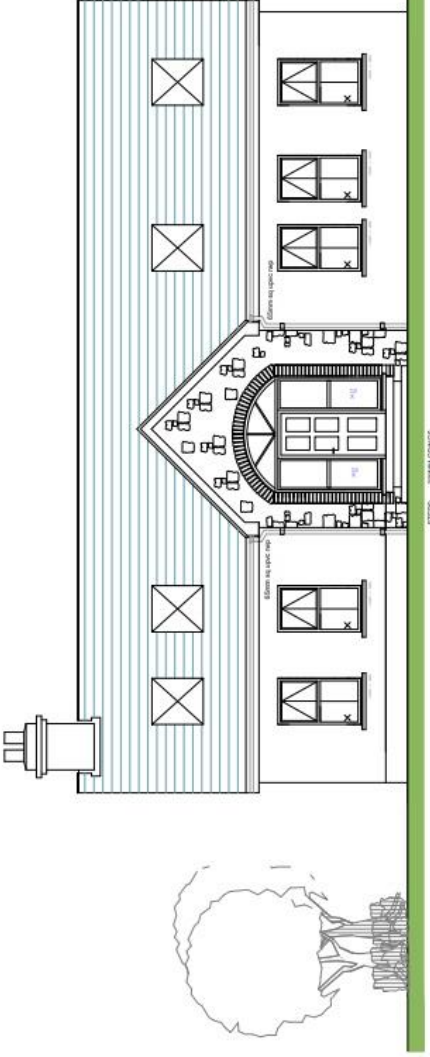
Armagh City Banbridge & Craigavon Borough Council



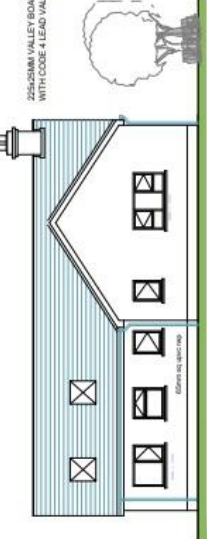
Ground Floor Plan 1 : 100



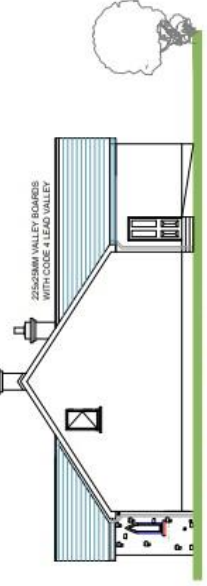
First Floor Plan 1 : 100



FRONT ELEVATION (SCALE 1:50)

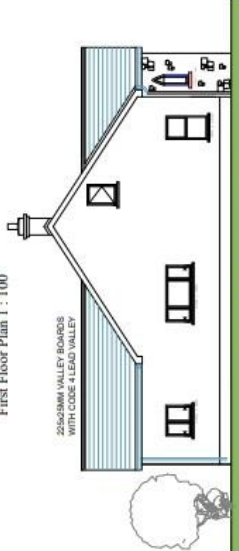


REAR ELEVATION (SCALE 1:100)

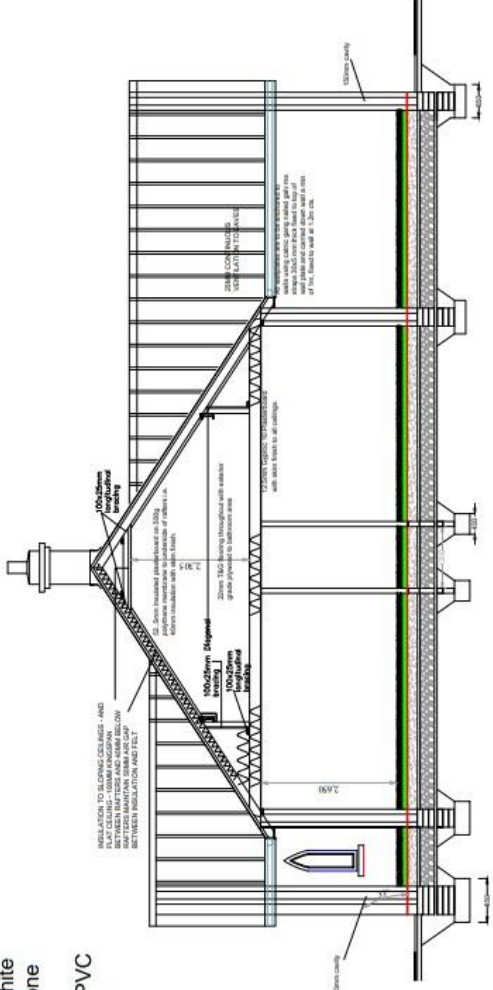


SIDE ELEVATION (SCALE 1:100)

Dwelling Finishes  
 Roof to half Black Concrete tiles  
 Walls to be Smooth Plaster Painted White  
 Front Porch to have Black / Grey Z-Stone  
 Windows and Doors to be Black PVC  
 Guttering and Downpipes to be Black PVC



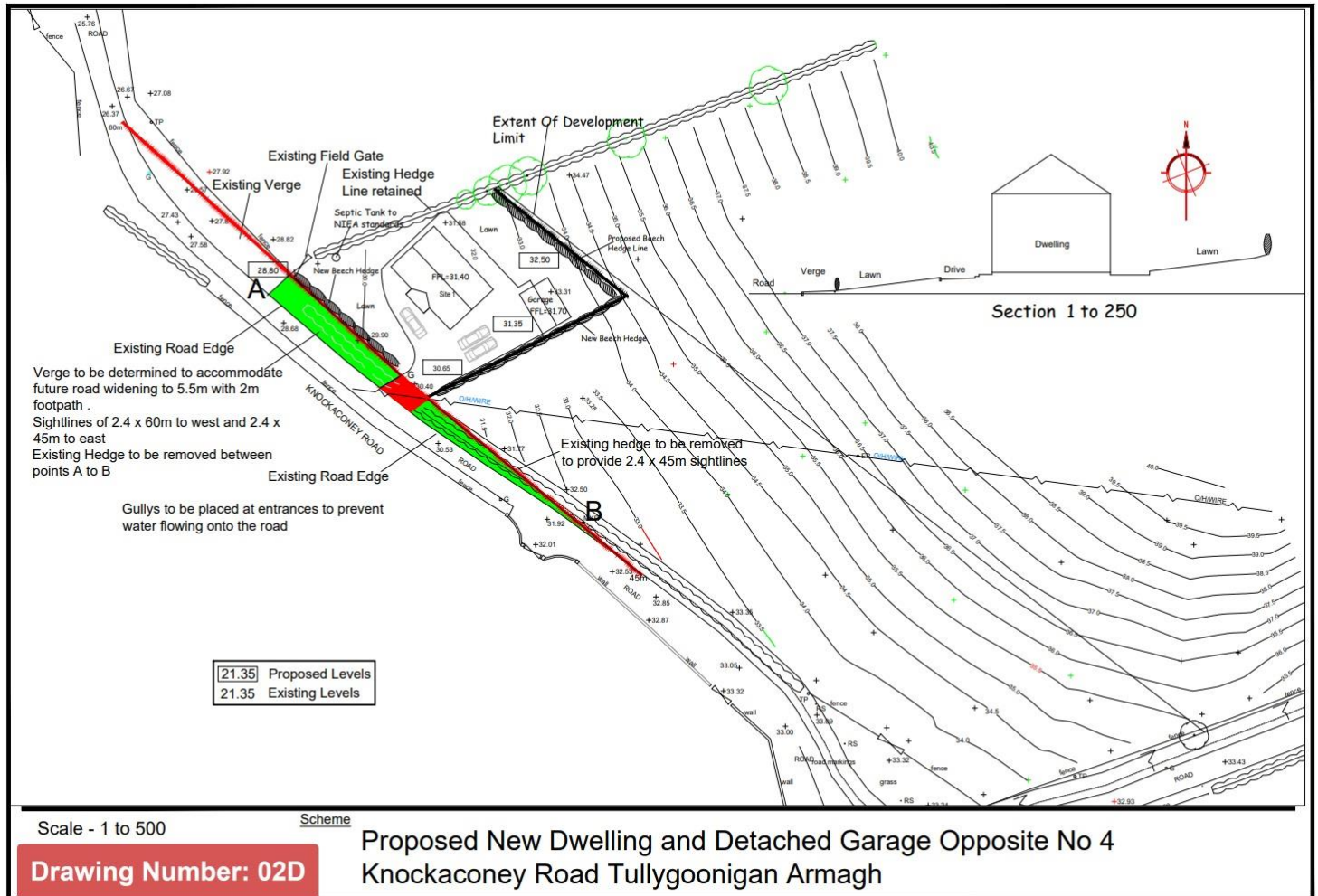
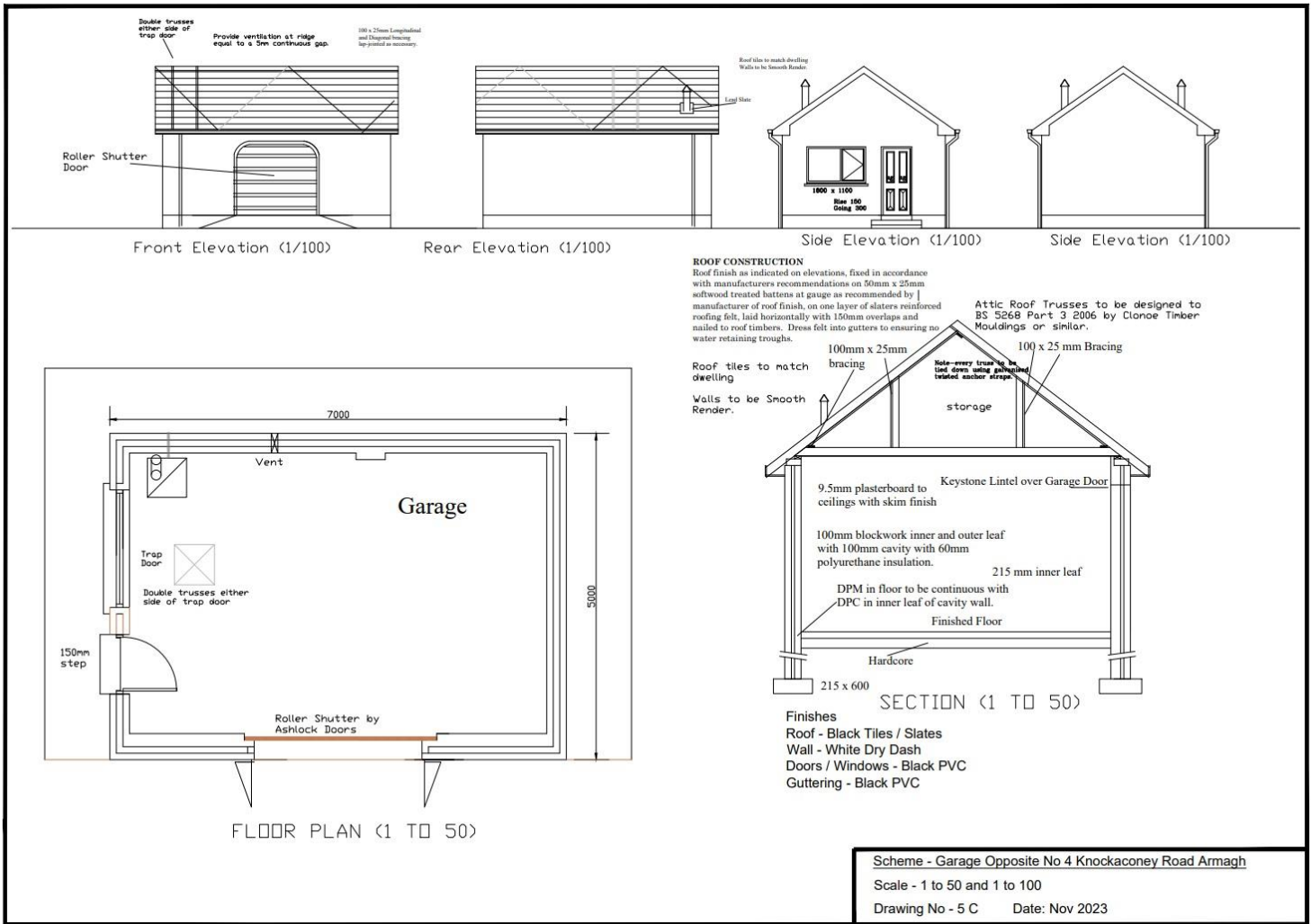
SIDE ELEVATION (SCALE 1:100)



Section (SCALE 1:50)

Job No	1	Proj. No.	03B	Client	
Date	July 2023	Scale	1:50	Project	PROPOSED DWELLING AT AVONACONKEY ROAD ARRAGE
Title	FLOOR PLANS & ELEVATIONS				

Drawing Number: 03B





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**MAP FOR I.D. PURPOSES ONLY.**

**N.B.**

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**FOR FULL DETAILS PLEASE CONTACT THE SOLE AGENT.**