



SITE WITH FULL PLANNING PERMISSION & FOUNDATIONS IN PLACE FOR A SUPERB COUNTRY RESIDENCE EXTENDING TO 3,890 SQ.FT.

A rare opportunity to build a full two storey property with uninterrupted views of the Mourne Mountains and also across the Irish Sea to the Isle of Man.

This site enjoys a sunny position in the heart of County Down and is bounded by agricultural lands on all sides

With foundations in place for a 3,890 sq.ft property set in c. 2 acres. It boasts 5 generous double bedrooms (3 en-suite), 3 well proportioned reception rooms with a kitchen linking through to a rear utility and integrated double garage with first floor loft storage above.

It is not often that an opportunity of such grandeur is made available in this locality and it is sure to see strong interest (Further drawings are available upon request).

Offers Around  
£154,950

Site adjacent to  
32 Church Road,  
Dunsford, Ardglass,  
BT30 7PQ

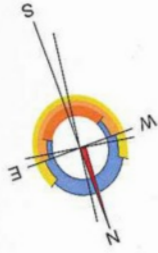
---

Viewing by  
appointment with  
& through agent  
028 9266 1700

- A delightful & Secluded site with Full Planning for a Detached 5 bedroom Dwelling
- Full Planning Permission Granted for Approximately 3,890 sq.ft. Residence Sited on c.2 acres
- Foundations in place to a Sub Floor Level
- Integrated Double Garage
- A Well Designed Full Two Storey Residence with Uninterrupted views to the Mourne Mountains in the West & the Irish Sea in the East
- Accessed via its own Private Laneway & Bounded by Pleasant Agricultural Lands on all sides
- Comfortable Commuting distance to Downpatrick & to Further parts of the Province

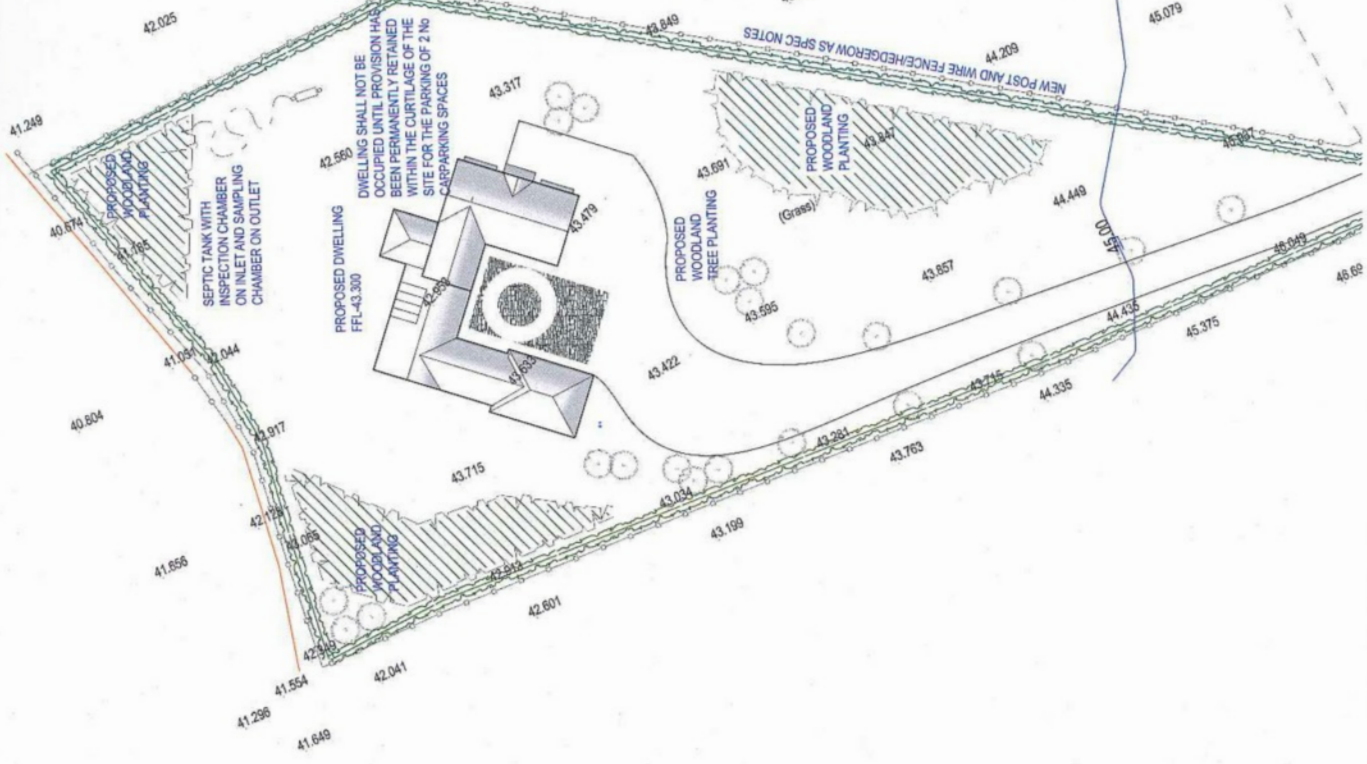




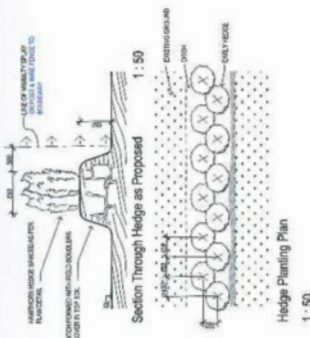


- SEPTIC TANK DETAILS**
- 2800 litre Entec septic tank to be sited as indicated, being minimum 15m from dwelling. Tank to be fitted with Entec cast-iron cover frame to suit selected tank.
  - The soakaway as indicated is indicative only on site plan and is subject to percolation test and subsequent approval of the Environmental Heritage Service, Water Management Unit and Environmental Health Officer. Adequate access arrangements to be provided to ensure ease of de-sludging of septic tank by DRD Water Service.
  - Outlet from septic tanks to be not more than 300mm below present ground level. Sampling chamber to be provided at outlet side of tank such that the inlet pipe is introduced at a minimum 300mm above the floor of the chamber where a half round channel to be included to receive the effluent.
  - Inspection Chamber to be provided on the inlet side of the tank.
  - Minimum 60m length of soakaway to be provided with same being formed with 75mm perforated field drain with min 150mm all round cover of 50mm single size clean stone. Stone to be topped with 200mm layer of fresh straw and then top-soiled and seeded.
  - All the above details are subject to approval by the Environmental Heritage Service Water Management Unit and Building Control Office where applicable.

• DENOTES STOCK PROOF POST AND WIRE FENCE DEFINING NEW BOUNDARY WITH NATIVE SPECIES HEDGEROW/TREES & SHRUBS OF MIXED WOODLAND SPECIES AS INDICATED AND DETAILED. DWELLING SHALL NOT BE OCCUPIED UNTIL THESE ARE IN PLACE.



**PROPOSED SITE LAYOUT PLAN 1:250**



**Hedge Planting Plan 1:50**

| DATE       | REVISIONS | BY | CHKD | APPD |
|------------|-----------|----|------|------|
| 2008/09/11 | 1         | AW | AW   | AW   |
| 2008/09/11 | 2         | AW | AW   | AW   |
| 2008/09/11 | 3         | AW | AW   | AW   |
| 2008/09/11 | 4         | AW | AW   | AW   |
| 2008/09/11 | 5         | AW | AW   | AW   |
| 2008/09/11 | 6         | AW | AW   | AW   |
| 2008/09/11 | 7         | AW | AW   | AW   |
| 2008/09/11 | 8         | AW | AW   | AW   |
| 2008/09/11 | 9         | AW | AW   | AW   |
| 2008/09/11 | 10        | AW | AW   | AW   |
| 2008/09/11 | 11        | AW | AW   | AW   |
| 2008/09/11 | 12        | AW | AW   | AW   |
| 2008/09/11 | 13        | AW | AW   | AW   |
| 2008/09/11 | 14        | AW | AW   | AW   |
| 2008/09/11 | 15        | AW | AW   | AW   |
| 2008/09/11 | 16        | AW | AW   | AW   |
| 2008/09/11 | 17        | AW | AW   | AW   |
| 2008/09/11 | 18        | AW | AW   | AW   |
| 2008/09/11 | 19        | AW | AW   | AW   |
| 2008/09/11 | 20        | AW | AW   | AW   |
| 2008/09/11 | 21        | AW | AW   | AW   |
| 2008/09/11 | 22        | AW | AW   | AW   |
| 2008/09/11 | 23        | AW | AW   | AW   |
| 2008/09/11 | 24        | AW | AW   | AW   |
| 2008/09/11 | 25        | AW | AW   | AW   |
| 2008/09/11 | 26        | AW | AW   | AW   |
| 2008/09/11 | 27        | AW | AW   | AW   |
| 2008/09/11 | 28        | AW | AW   | AW   |
| 2008/09/11 | 29        | AW | AW   | AW   |
| 2008/09/11 | 30        | AW | AW   | AW   |
| 2008/09/11 | 31        | AW | AW   | AW   |
| 2008/09/11 | 32        | AW | AW   | AW   |
| 2008/09/11 | 33        | AW | AW   | AW   |
| 2008/09/11 | 34        | AW | AW   | AW   |
| 2008/09/11 | 35        | AW | AW   | AW   |
| 2008/09/11 | 36        | AW | AW   | AW   |
| 2008/09/11 | 37        | AW | AW   | AW   |
| 2008/09/11 | 38        | AW | AW   | AW   |
| 2008/09/11 | 39        | AW | AW   | AW   |
| 2008/09/11 | 40        | AW | AW   | AW   |
| 2008/09/11 | 41        | AW | AW   | AW   |
| 2008/09/11 | 42        | AW | AW   | AW   |
| 2008/09/11 | 43        | AW | AW   | AW   |
| 2008/09/11 | 44        | AW | AW   | AW   |
| 2008/09/11 | 45        | AW | AW   | AW   |
| 2008/09/11 | 46        | AW | AW   | AW   |
| 2008/09/11 | 47        | AW | AW   | AW   |
| 2008/09/11 | 48        | AW | AW   | AW   |
| 2008/09/11 | 49        | AW | AW   | AW   |
| 2008/09/11 | 50        | AW | AW   | AW   |

**hawthorne associates**

2 The Barches, Grove Rd,  
Spa, Co. Down, BT24 6BA,  
Northern Ireland  
Tel: 028 9756 1488  
Fax: 028 9756 5058  
E: info@hawthorneassociates.co.uk

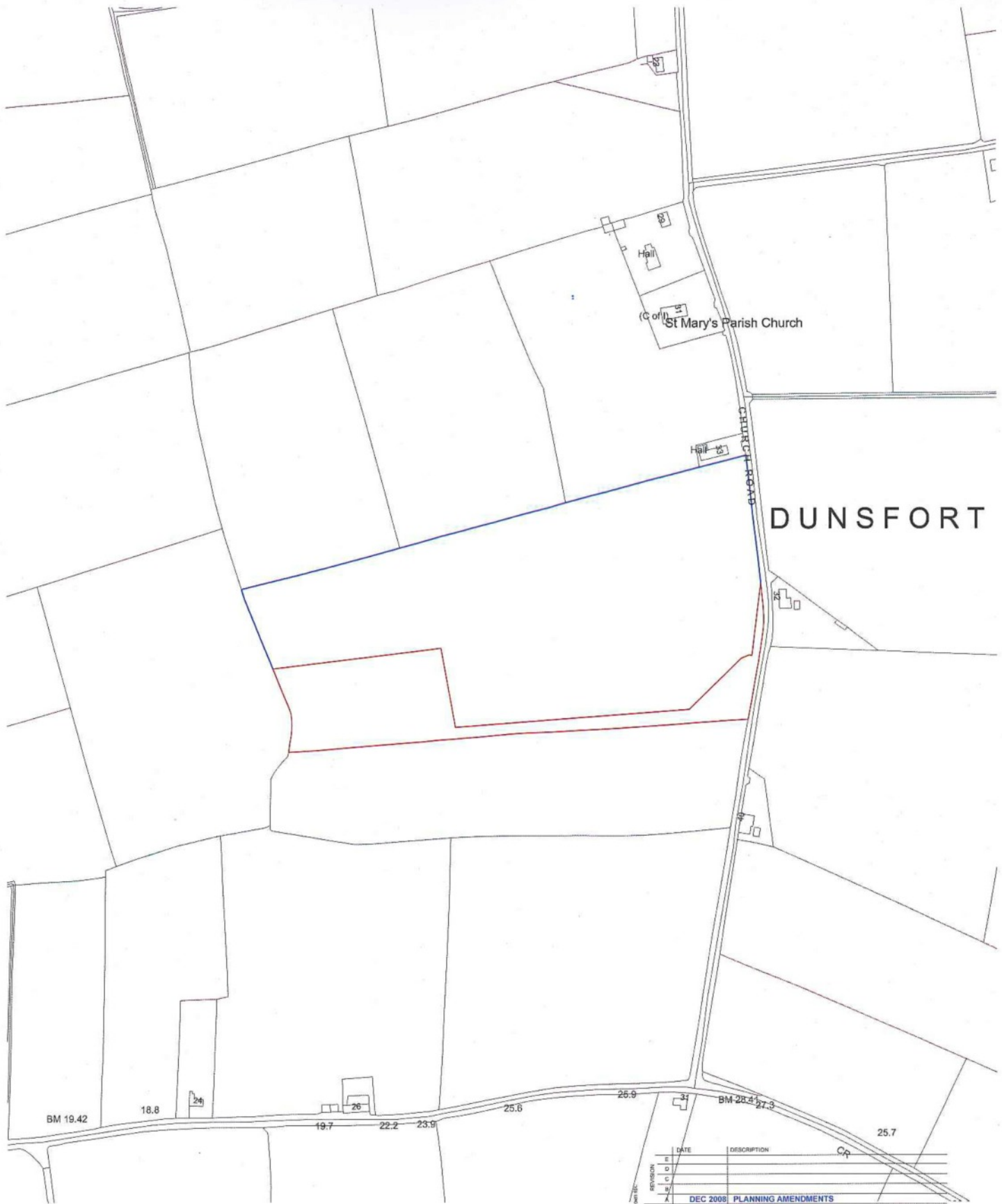
PROPOSED NEW DWELLING & GARAGE  
200m WEST OF 21 CHURCH ROAD,  
CO. DOWN

PROPOSED SITE LAYOUT PLAN

DATE: 11/09/08  
DRAWN BY: AW  
CHECKED BY: AW  
DATE: 11/09/08

AW: 11/09/08  
AW: 11/09/08

**PROPOSED SITE LAYOUT PLAN 1:250**



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| A        |      |             |
| B        |      |             |
| C        |      |             |
| D        |      |             |
| E        |      |             |

DEC 2008 PLANNING AMENDMENTS

**hawthorne associates**

architecture    civil engineering    project management    town & country planning

**PROPOSED NEW DWELLING & GARAGE**  
**300m WEST OF 32 CHURCH ROAD, ARDGLASS**  
**Co DOWN**

PROJECT No.    DRG No.  
 08-977    01

DRAWING TITLE  
**SITE LOCATION MAP**

CLIENT  
**MR & MRS BRIAN MAGEE**

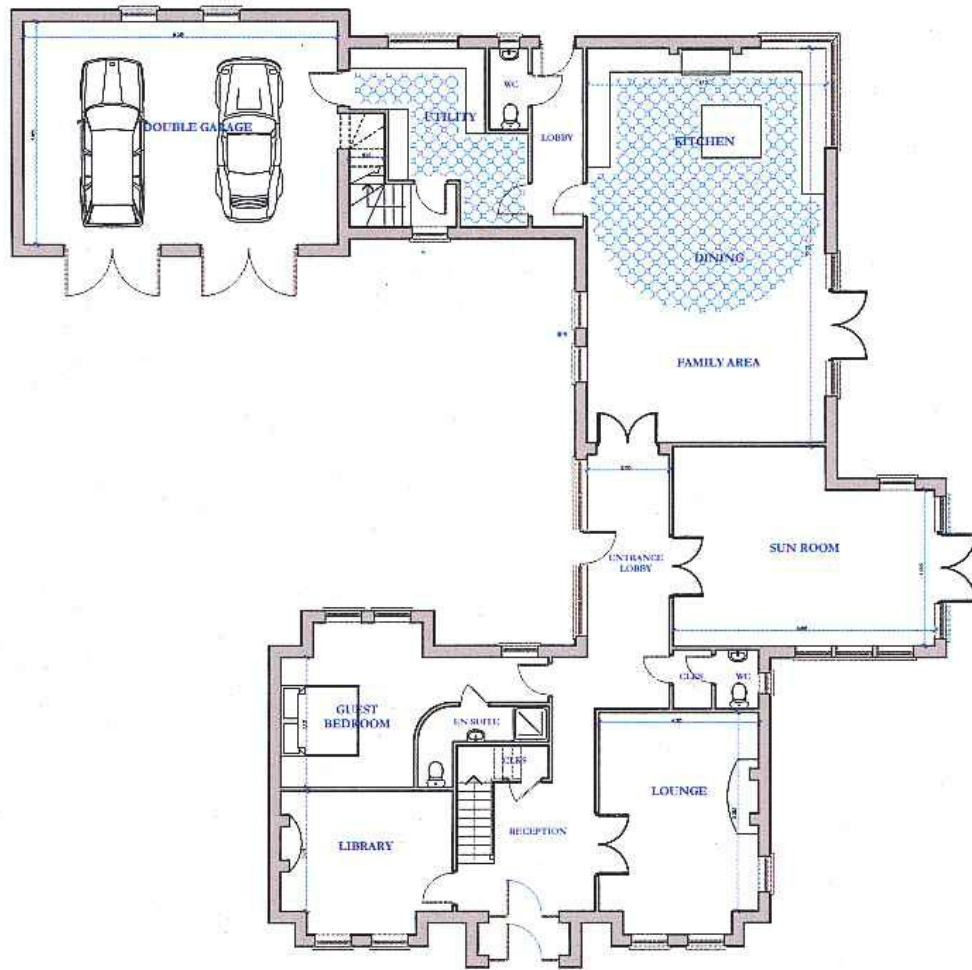
DATE    SCALE    DRAWN BY  
 NOV 2008    1 : 2500    MB/SH

**PLANNING APPROVAL**  
 No objection in any form from the approved plans is allowable as any alterations with regard to siting, finishes, door/window positions, heights, levels, etc. will be considered by The Planning Service to be a breach of the approval. This breach becoming the subject of Planning Enforcement.

The client/contractor of any other person who carries out any action from these drawings will be liable to the full extent of the law. Hawthorne Associates are in receipt of building consent approval of plans.



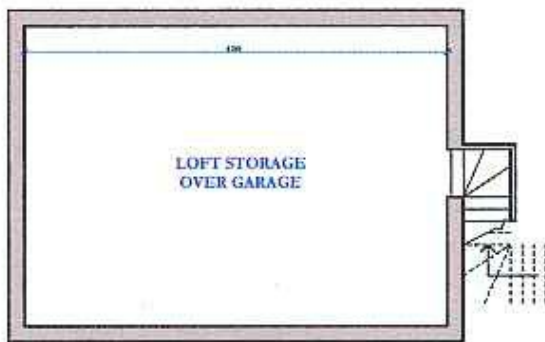
PROPOSED EASTERLY FACING ELEVATION



PROPOSED NORTHERLY FACING ELEVATION



PROPOSED SOUTHERLY FACING ELEVATION



PROPOSED FIRST FLOOR LAYOUT

### FINISHES

ROOF - NATURAL SLATE TYPE ROOF COVERING, WITH FEATURE EXPOSED RAFTERS. FLAT ROOF OVER PORCHES AND BAY WINDOWS TO BE ROLLED LEAD.

WALLS - SMOOTH RENDERED FINISH AND PLINTH.

SANDSTONE CILLS AND CHIMNEY COPPINGS

WINDOWS - uPVC ;STYLE AS PER ELEVATIONS

BLACK PPC GUTTERS AND DOWNPIPES



PROPOSED WESTERLY FACING ELEVATION



## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

Bangor - 028 91 45 1166  
Holywood - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Getting You **Best** Price



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.