



## Building Site At 35 Maboy Road, Portglenone, Ballymena, BT44 8HG

- Outline Planning Permission
- Replacement Dwelling And Garage
- Close Proximity To Surrounding Towns / Villages
- c.0.2 Acre Building Site
- Rural Views
- Plans And Maps Available On Request

Offers Over £44,950  
EPC Rating



# Building Site At 35 Maboy Road, Ballymena, BT44 8HG



**OUTLINE PLANNING PERMISSION**  
**Planning Act (Northern Ireland) 2011**

Application No: LA02/2021/0555/O  
Date of Application: 27th May 2021

Site of Proposed Development: 35 Maboy Road Portlengone

Description of Proposal: Site of replacement dwelling and garage

Applicant Address: Agent Address:

Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act hereby  
**GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the

Application No. LA02/2021/0555/O LA02



reserved matters to be approved  
Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council:-  
Siting: the two dimensional location of buildings within the site.  
Design: the two dimensional internal arrangement of buildings and uses and the floor spaces devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.  
External appearance of the building: the colour, texture and type of facing materials to be used for external walls and roof.  
Means of Access: the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.  
Landscaping: the use of the site not covered by buildings and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provision of other amenity features.  
Reason: To enable the Council to consider in detail the proposed development of the site.

3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building is coloured green on the approved plan 01, date stamped 27th May 2021. In consequence, all rubble and foundations have been removed and the site restored in accordance with a scheme to be submitted to the Council and approved in writing.  
Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

4. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species

Application No. LA02/2021/0555/O LA02



## PROPERTY DESCRIPTION

### AUCTIONEERS COMMENTS

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification

Hedge-row and trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

**Information:**

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. The approval does not dispense with the necessity of obtaining the permission of the owners of adjacent properties for the removal of or building on the party wall or boundary whether or not defined.
4. The use of a Septic Tank is subject to the written consent being obtained from Northern Ireland Environment Agency.

Date: 21st July 2021      Authorised Officer

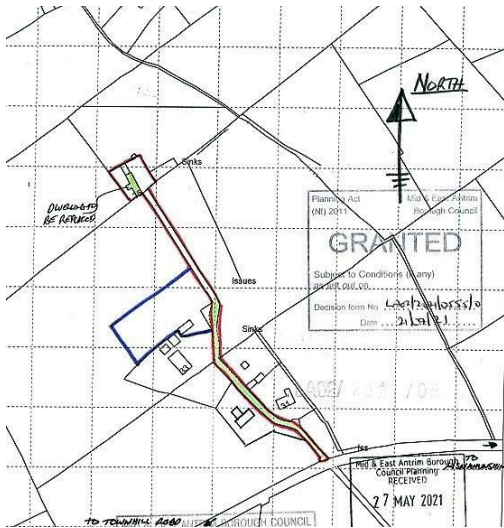
Application No. LA2020106510      LA20



verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





**c.0.2 acre building site benefiting from outline planning permission for a replacement dwelling and garage, enjoying rural views, located off Maboy Road, Portglenone, in close proximity to main commuter networks and amenities of surrounding towns/villages.**

**Please note; this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards



**WE ARE MACMILLAN.**  
CANCER SUPPORT