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Subject Site

Site with Full Planning
for 20 apartments

Residential Development Site
Edge Of Ballyclare Town Centre

22-30 Ballynure Road,
Ballyclare

FOR SALE

LOCATION

The site is located within walking distance of all the amenities required for convenient living; the Bus station, Ballyclare town centre, the Sixmile Park, Sixmile leisure Centre, Lidl and Asda supermarkets.

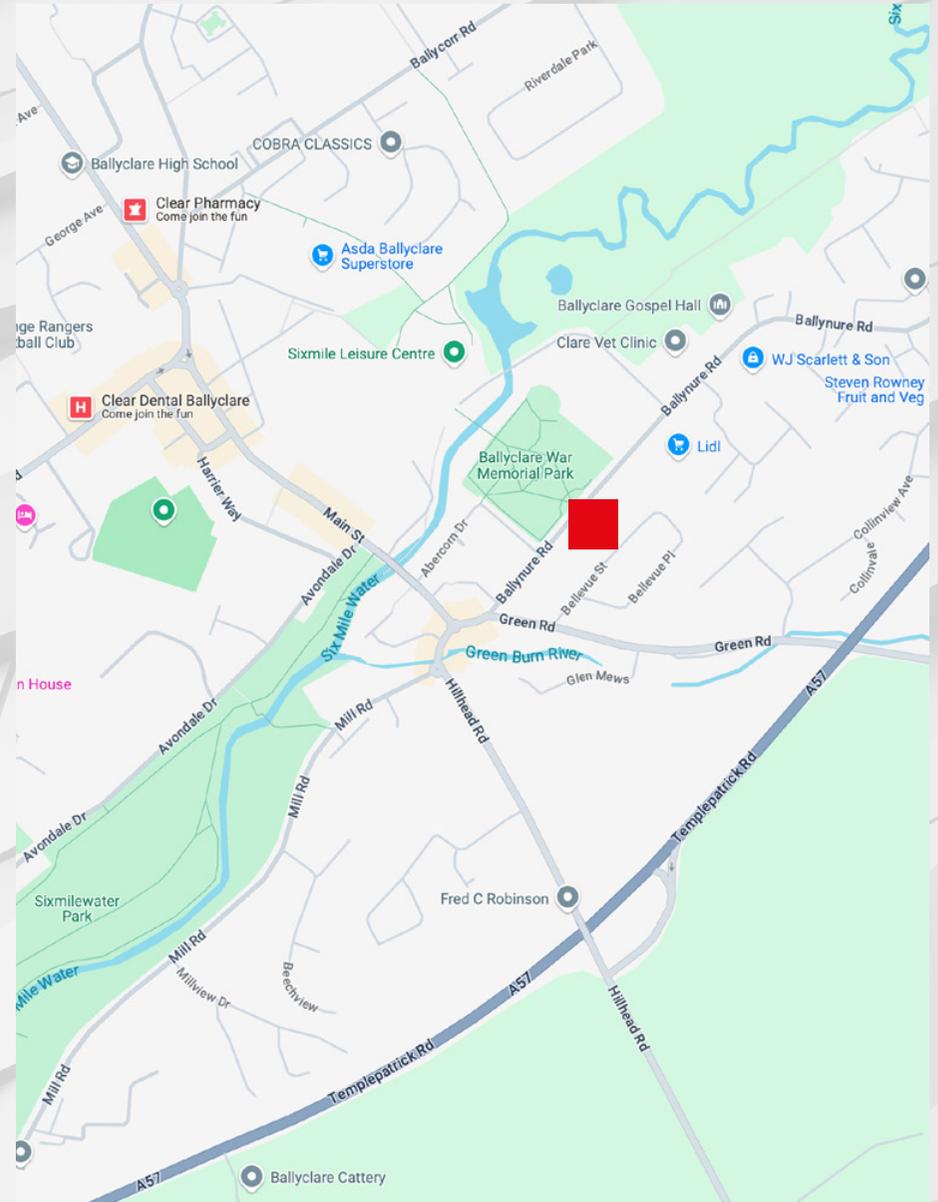
The park is directly opposite and provides a pleasant outlook and great amenity space.

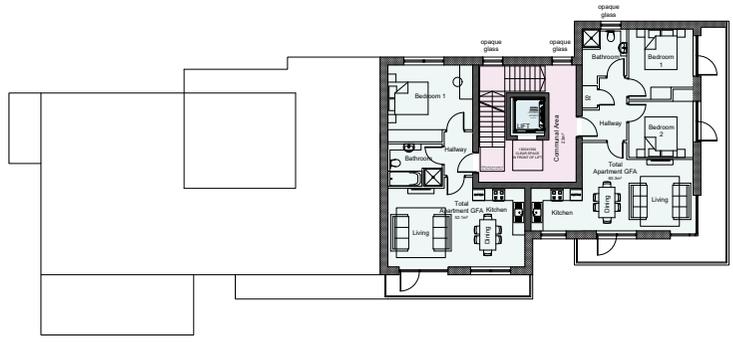
PLANNING

The site has full planning for 20 apartments split over 3 blocks with 28 car park spaces. Planning Reference – LA03/2022/0812 granted 29th August 2024

PRICE

O.I.R.O £550,000

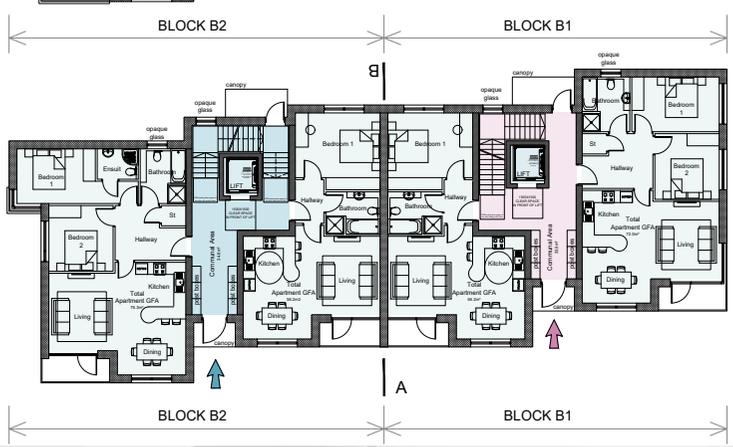




PROPOSED THIRD FLOOR PLAN
BLOCKS B1 & B2



PROPOSED FIRST & SECOND FLOOR PLAN
BLOCKS B1 & B2



ACCOMMODATION SCHEDULE
BLOCK B1
1no 1 bed apartment 52.1m2
3no 1 bed apartment 56.2m2
1no 2 bed apartment 60.3m2
3no 2 bed apartment 72.0m2

ACCOMMODATION SCHEDULE
BLOCK B2
3no 1 bed apartment 56.2m2
3no 2 bed apartment 76.3m2

PROPOSED GROUND FLOOR PLAN
BLOCKS B1 & B2



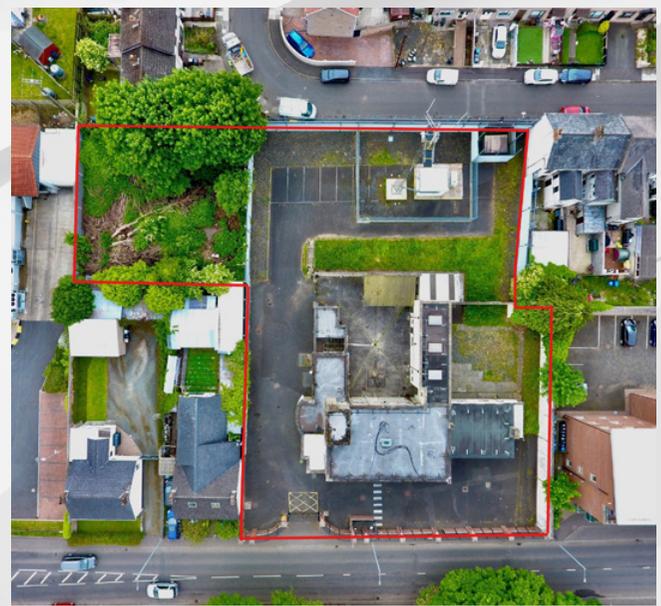
PROPOSED BLOCKS B1 & B2 FLOOR PLANS
1:100 @A1

BLOCK B1

1no	1 bed apartment	52.1m2
3no	1 bed apartment	56.2m2
1no	2 bed apartment	60.3m2
3no	2 bed apartment	72.0m2

BLOCK B2

3no	1 bed apartment	56.2m2
3no	2 bed apartment	76.3m2



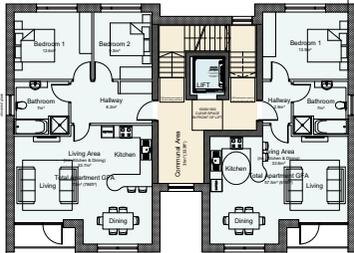
BLOCK B3

3no 1 bed apartment 57.5m²

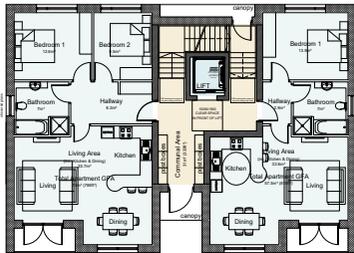
3no 2 bed apartment 73m²



PROPOSED FRONT ELEVATION



PROPOSED FIRST AND SECOND FLOOR PLAN



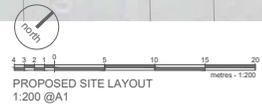
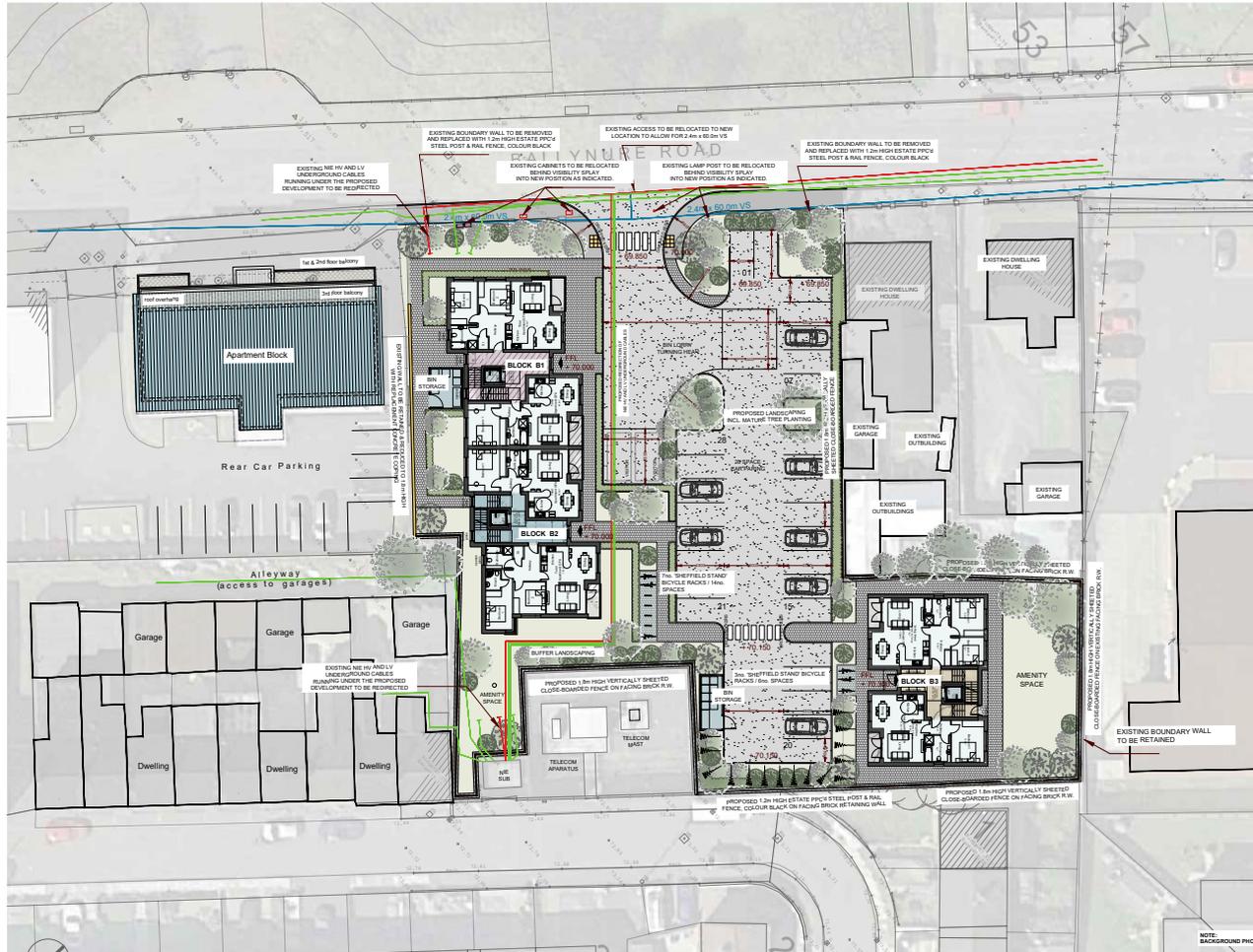
PROPOSED GROUND FLOOR PLAN



0 5 10 metres - 1:100
 PROPOSED BLOCK B3 FLOOR PLANS & ELEVATIONS
 1:100 @A1



Proposed Site Layout



LEGEND:
SITE AREA approx. 0.7acre
SCHEDULE OF ACCOMMODATION
 Block 1 - 4no. 2 Bed Units
 4no. 1 Bed Units
 Block 2 - 3no. 2 Bed Units
 3no. 1 Bed Units
 Block 3 - 3no. 2 Bed Units
 3no. 1 Bed Units
Total = 10no. 1 Bed Units
 10no. 2 Bed Units
PARKING PROVISION
 Required parking spaces
 10 x 1.25 = 12.5
 10 x 1.5 = 15
Total required = 27.5 spaces
Total provided = 28 spaces
 1no. Sheffield Stand bicycle parking spaces per apartment
Total = 29 spaces

LEGEND:
 proposed facing brick retaining wall structure & 1.8m high vertically sheathed close-boarded fence
 proposed facing brick retaining wall structure & 1.2m high estate steel PPCU post & rail fence, colour black
 proposed 1.2m high estate PPCU/ steel post & rail fence, colour black
 existing boundary wall to be retained and reduced to 1.8m with replacement concrete coping
 proposed 1.8m high vertically sheathed close-boarded fence
 approx. building line
 visibility splays 2.4m x 23.0m
 proposed planting (refer to schedule)
 proposed hard landscaping Tolerome Hydrangea Sienna
 proposed hard landscaping to parking area Asphalt
 + 00.00 proposed levels
 existing NE high voltage underground cable
 existing NE low voltage underground cable
 proposed relocation of NE high voltage underground cable
 proposed relocation of NE low voltage underground cable

DRAWING KEY

PLANTING SCHEDULE

TREES

- FRONTSIDE LIME GREENBARK HEDGEROW (PLANTED) (CITY) HEIGHT 2.0 - 2.5m
- FRONTSIDE LIME GREENBARK HEDGEROW (PLANTED) (CITY) HEIGHT 2.0 - 2.5m
- FRONTSIDE LIME GREENBARK HEDGEROW (PLANTED) (CITY) HEIGHT 2.0 - 2.5m
- FRONTSIDE LIME GREENBARK HEDGEROW (PLANTED) (CITY) HEIGHT 2.0 - 2.5m

HEDGE

- HEDGE (PLANTED) (CITY) HEIGHT 2.0 - 2.5m
- HEDGE (PLANTED) (CITY) HEIGHT 2.0 - 2.5m

AMENITY GRASS AREAS

DRAWING NOTES

Do not make any changes. All dimensions to be measured to the Architect's instructions. All dimensions to be verified by the Contractor on site prior to any works commencing or ordering of materials.

Any small changes made on site may not be reflected on issued drawings. Please refer to the Contractor as-built fabrication drawings.

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-2021	ISSUED FOR PERMIT APPLICATION
2	08-22-2021	ISSUED FOR PERMIT APPLICATION
3	08-22-2021	ISSUED FOR PERMIT APPLICATION
4	08-22-2021	ISSUED FOR PERMIT APPLICATION
5	08-22-2021	ISSUED FOR PERMIT APPLICATION
6	08-22-2021	ISSUED FOR PERMIT APPLICATION
7	08-22-2021	ISSUED FOR PERMIT APPLICATION
8	08-22-2021	ISSUED FOR PERMIT APPLICATION
9	08-22-2021	ISSUED FOR PERMIT APPLICATION
10	08-22-2021	ISSUED FOR PERMIT APPLICATION

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INfill DEVELOPMENT
 FORMER PEN STATION
 BALLYCLARE

THAMES TRADER LTD
 PROPOSED SITE LAYOUT

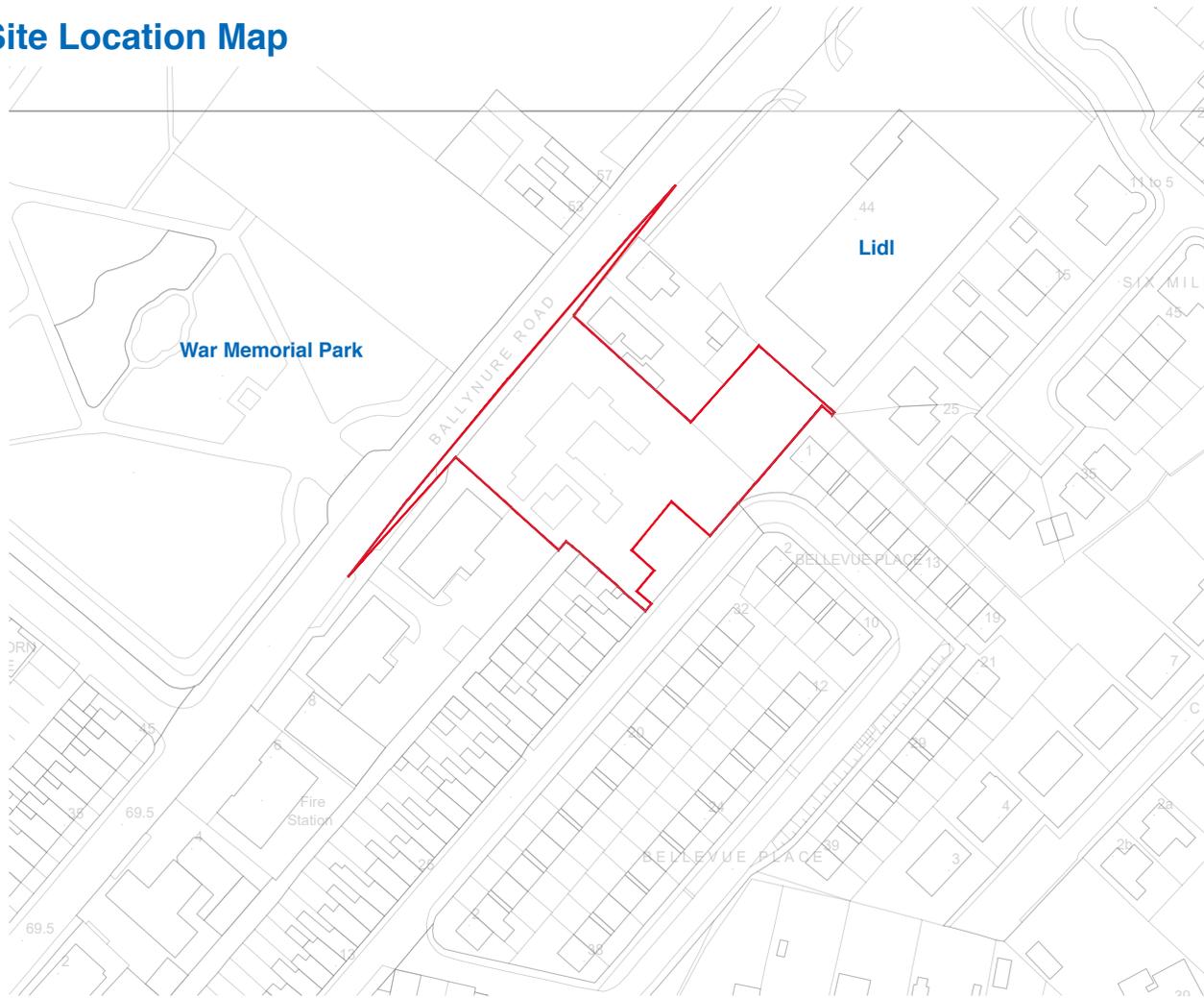
VARIES A1 08-22 LM AL

PLANNING DRAWING
21.88(03) - PL03H

whittakerandwatt
 177 Aylesbury Street, Ballyclare, Co. Antrim, BT54 5BB
 Tel: 028 9094 1029



Site Location Map



SITE LOCATION MAP
1:1250 @A4



DRAWING KEY	

DRAWING NOTES

Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any works, manufacture, or ordering of materials.

Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.



DRAWING REVISIONS

B	17.07.2023	HS	MAP ROTATED TO INDICATE NORTH UP.
A	25.01.23	LM	UPDATES TO SITE BOUNDARY TO INCLUDE 2.3m x 00.0m VS

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project **INFILL DEVELOPMENT
FORMER PSNI STATION
BALLYCLARE**

client **THAMES TRADER LTD**

dwg name **SITE LOCATION MAP**

scale	page	date	drawn	checked
1:1250	A4	08-22	JB	KW

dwg no. **21.88(03) - PL01B**

PLANNING DRAWING

SK - Sketch / P - Planning / BC - Building Control
T - Tender / C - Construction / F - Final Revision

whittakerandwatt

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VIEWING AND FURTHER INFORMATION

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