

An aerial photograph of a rural property in Carryduff, Belfast. A large, rectangular area of green grass is outlined in yellow, indicating the site for sale. The property is surrounded by other houses, fields, and a road. In the top right corner, there is a yellow triangle with the letters 'OK T' in black.

OK  
T

FOR SALE

**Upper Mealough Road, Carryduff, Belfast, BT8 8LR**

C. 0.7 Acre Site with FPP for an Impressive Four Bedroom Detached Bungalow

# LOCATION

Carryduff is a popular suburban commuter town located c. 6 miles south of Belfast City Centre, offering convenient access to the city while maintaining a well-established local community.

Carryduff has grown significantly from a small crossroads village into a thriving residential hub, offering convenient access to the city, modern amenities including a surgery, pharmacy, Eurospar, and LIDL, and

strong transport links connecting Downpatrick, Ballynahinch, Comber and Newcastle via key road networks (A24, A7 and B178).

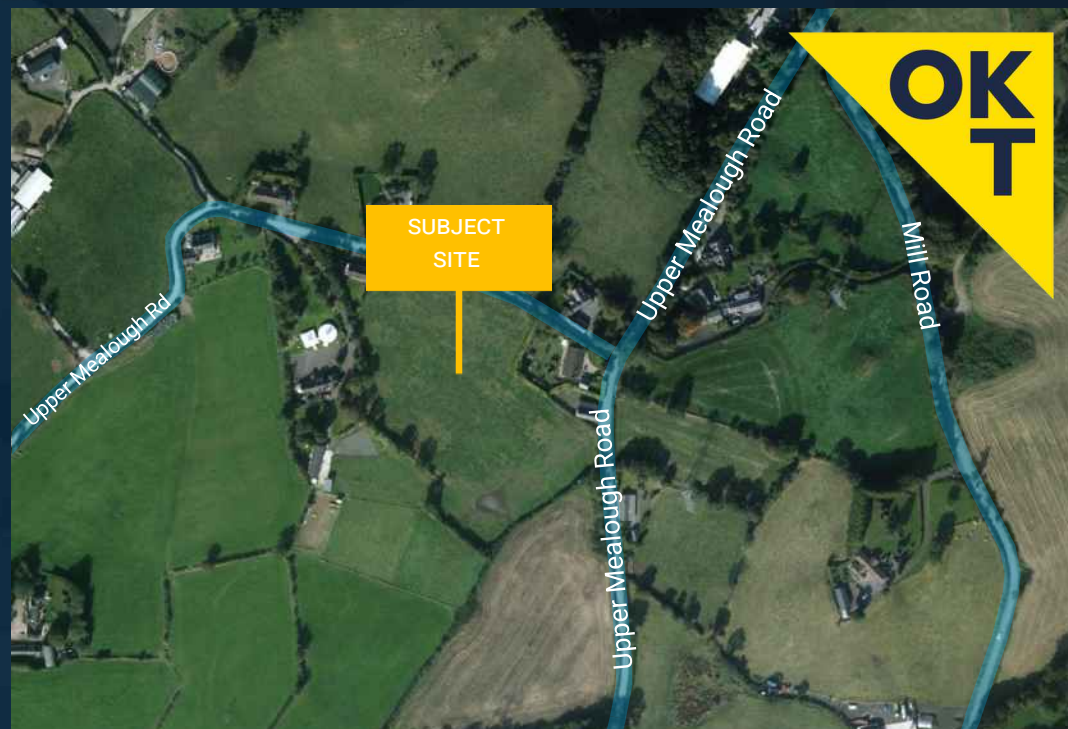
The subject property is situated c. 1.5 miles northwest of the town centre on the Upper Mealough Road.

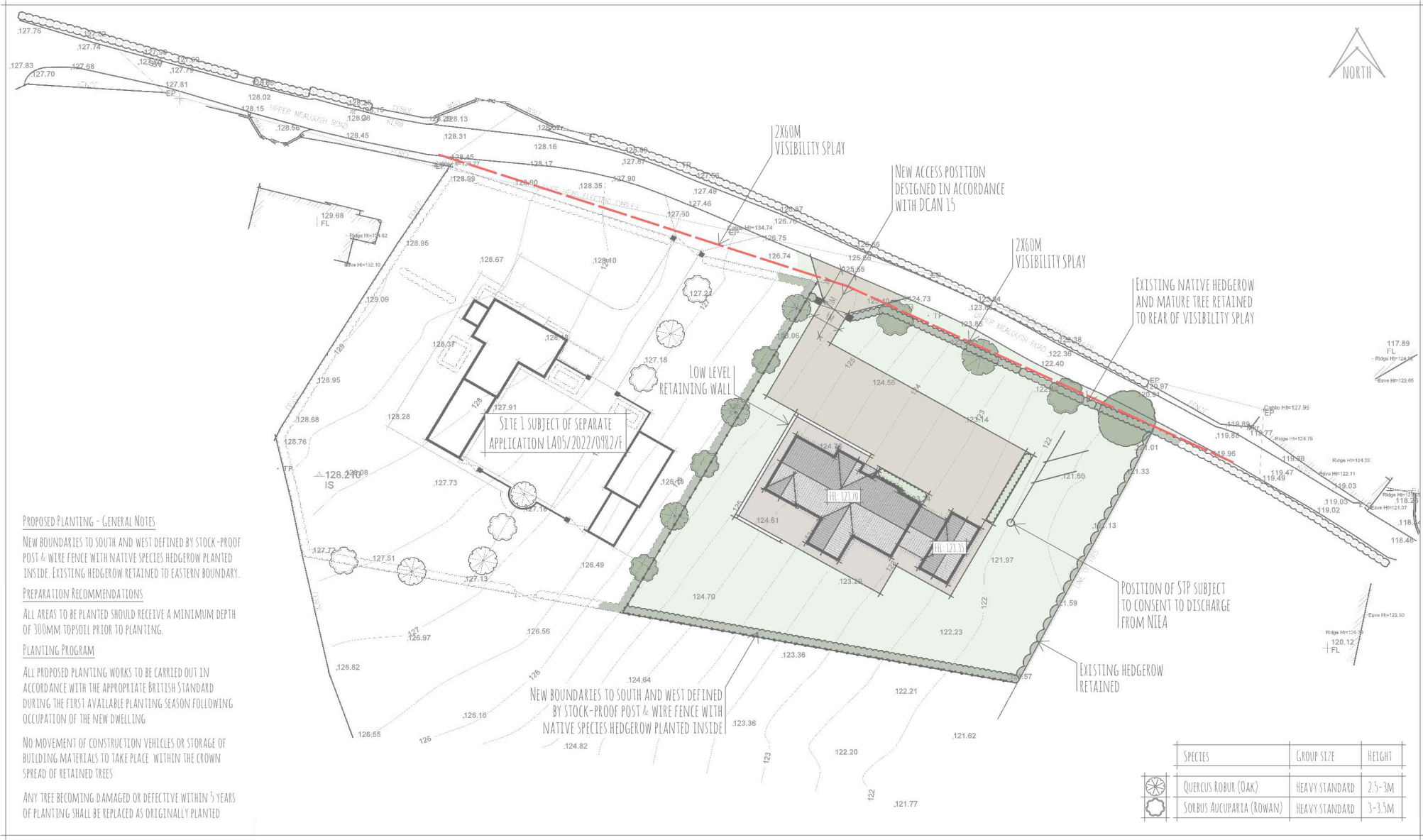
# DESCRIPTION

The subject comprises a c. 0.7-acre site with full planning for an three / four-bedroom detached bungalow. The property will offer open plan living with an impressive open plan kitchen / dining / living room, three bedrooms (master with dressing room and ensuite, two further bedrooms (one with ensuite), family room / fourth bedroom, family bathroom, and utility room. In addition, the property will benefit from a detached single car garage with covered carport.

# ACCOMMODATION

DESCRIPTION	AREA (??)	AREA (??)
Living/Kitchen/Dining	9.29 x 8.05	30.5 x 26.4
Snug	4.05 x 3.50	13.3 x 11.5
Utility Room	3.2 x 1.55	10.5 x 7.71
Boot Room	3.2 x 1.55	10.5 x 5.09
Master Bedroom	4.35 x 3.53	14.3 x 11.6
Wet Room	2.75 x 2.25	9.02 x 7.38
Dressing Room	4.75 x 3.25	5.6 x 10.7
Bedroom 2	3.88 x 3.68	12.7 x 12.1
En-suite	2.75 x 1.50	9.02 x 4.92
Bedroom 3	3.81 x 3.20	12.5 x 10.5
Bathroom	3 x 2.40	9.84 x 7.87
Cloakroom		
Garage	6 x 4.12	19.7 x 13.5
Garden Store	4.12 x 2.53	13.5 x 8.30
Carport	6.37 x 4	20.9 x 13.1





**PROPOSED PLANTING - GENERAL NOTES**  
 NEW BOUNDARIES TO SOUTH AND WEST DEFINED BY STOCK-PROOF POST & WIRE FENCE WITH NATIVE SPECIES HEDGEROW PLANTED INSIDE. EXISTING HEDGEROW RETAINED TO EASTERN BOUNDARY.

**PREPARATION RECOMMENDATIONS**  
 ALL AREAS TO BE PLANTED SHOULD RECEIVE A MINIMUM DEPTH OF 300MM TOPSOIL PRIOR TO PLANTING.

**PLANTING PROGRAM**  
 ALL PROPOSED PLANTING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE BRITISH STANDARD DURING THE FIRST AVAILABLE PLANTING SEASON FOLLOWING OCCUPATION OF THE NEW DWELLING.

NO MOVEMENT OF CONSTRUCTION VEHICLES OR STORAGE OF BUILDING MATERIALS TO TAKE PLACE WITHIN THE CROWN SPREAD OF RETAINED TREES.

ANY TREE BECOMING DAMAGED OR DEFECTIVE WITHIN 5 YEARS OF PLANTING SHALL BE REPLACED AS ORIGINALLY PLANTED

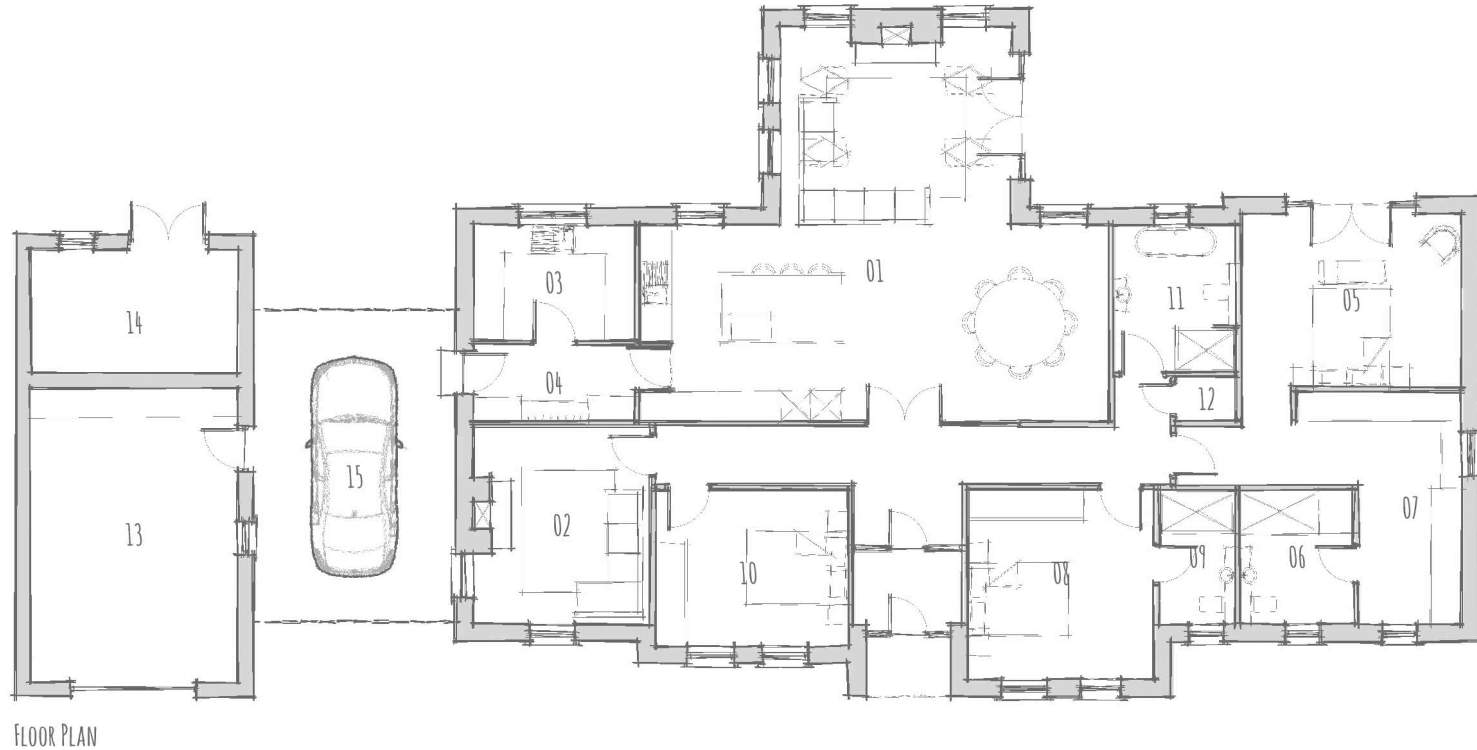
SPECIES	GROUP SIZE	HEIGHT
 QUERCUS ROBUR (OAK)	HEAVY STANDARD	2.5-3M
 SORBUS AUCUPARIA (ROWAN)	HEAVY STANDARD	3-3.5M

# SITE PLAN

Upper Mealough Road, Carryduff, Belfast, BT8 8LR

1845Q/M / 19875Q/FT APPROX

- 01 LIVING/KITCHEN/DINE 9285 x 8050 MAX
- 02 SNUG 4050 x 3500
- 03 UTILITY ROOM 3200 x 2350
- 04 BOOT ROOM 3200 x 1550
- 05 MASTER BEDROOM 4350 x 3525
- 06 WET ROOM 2750 x 2250
- 07 DRESSING 4750 x 3250 MAX
- 08 BEDROOM 2 3875 x 3675
- 09 EN-SUITE 2750 x 1500
- 10 BEDROOM 3 3810 x 3200
- 11 BATHROOM 3000 x 2400
- 12 CLOAKROOM
- 13 GARAGE 6000 x 4115
- 14 GARDEN STORE 4115 x 2525
- 15 CARPORT 6365 x 4000

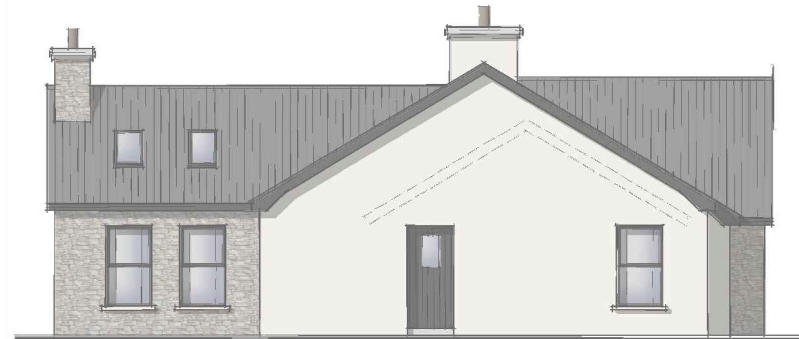


## PROPOSED FLOOR PLANS AND ELEVATIONS

Upper Mealough Road, Carryduff, Belfast, BT8 8LR



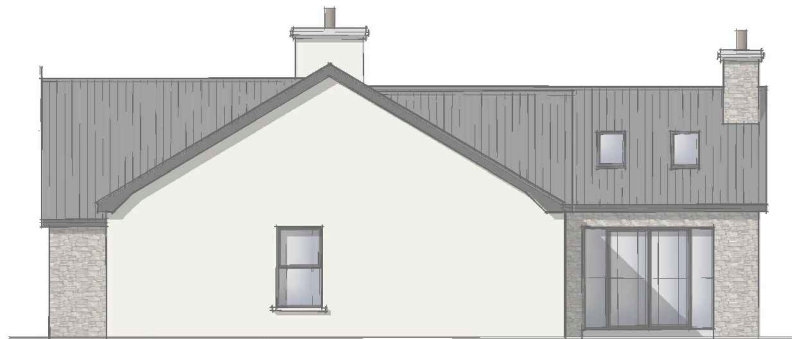
SIDE ELEVATION



SIDE (SECTIONAL) ELEVATION



REAR ELEVATION



SIDE ELEVATION



ENTRANCE DETAIL

FINISHES:

SMOOTH RENDER WALLS, BUTTERMILK IN COLOUR  
 NATURAL STONE TO WALLS, GREY/SANDSTONE IN COLOUR  
 SLATE TO ROOF, DARK GREY IN COLOUR  
 UPVC DOORS AND WINDOWS, BLACK IN COLOUR  
 UPVC RAINWATER GOODS, BLACK IN COLOUR

# PROPOSED ELEVATIONS

Upper Mealough Road, Carryduff, Belfast, BT8 8LR

# SITE AREA

The site extends to c. 0.7 acres

# PLANNING

Full planning was granted in July 2024 (Planning Reference LA05/2023/0906/RM).

# SALES DETAILS

PRICE: Offers over £200,000

TITLE: Assumed freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10466



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JAMES CHRISTIE**

james.christie@okt.co.uk

**MARK PATTESON**

mark.patterson@okt.co.uk

