



FOR SALE

99 BELFAST ROAD, CARRICKFERGUS, BT38 8PJ  
WATERFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY C. 5.3 ACRES (C. 2.15 HA)

Lisney

\*INDICATIVE BOUNDARIES



## Features

- Site area – c 5.3 acres (c 2.15 Ha)
- The site obtained outline planning approval (15th Feb 2017) for a maximum of 80 dwellings– Ref V/2008//0131/O and Full approval (access) – Ref LA02/2018/0926/F.
- Uninterrupted panoramic views over Belfast Lough.
- Situated within easy commuting distance of Belfast, c 10 miles.
- Convenient to major roads (A2), railway halts (Carrickfergus and Trooperslane) and bus stops.
- Respected primary, secondary and grammar schools nearby.
- Town centre supermarkets (Sainsbury's, Tesco Marks and Spencer and Lidl) and leisure amenities such as the Omniplex cinema and marina are nearby.



## Location (see map)

Carrickfergus is a popular residential and commuter town located within the Greater Belfast / Mid & East Antrim Borough Council area. The town is focused around the historic castle and harbour, and benefits from strong infrastructure links with major roads, bus routes, railway halts, the International and George Best City airports and ports all nearby. Accessibility to Belfast city centre has been greatly enhanced with the recent completion of the upgraded A2 at Jordanstown/ Greenisland.

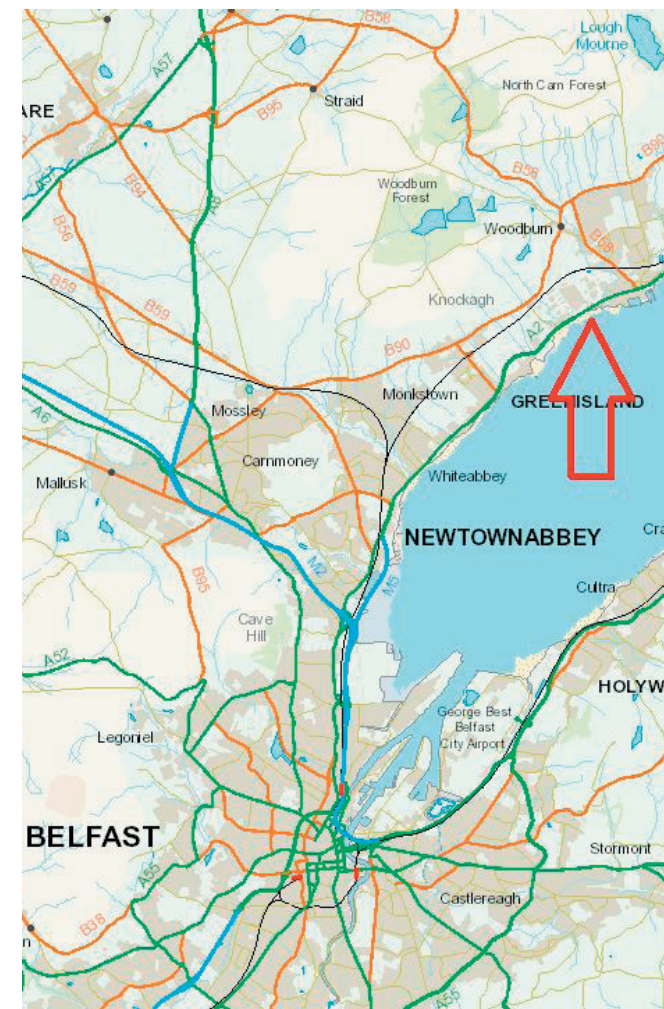
A number of respected primary, secondary and grammar schools are located within easy reach of the subject site.

A range of leisure facilities/clubs/amenities are located in the area including sailing, football, rugby, golf and a health centre.

The lands are located within the development limit in a prominent 'edge of town' position to the south west of the centre. The property has an extensive frontage to the Belfast Road and enjoys panoramic views overlooking Belfast Lough and North Down.

The surrounding area is characterised by a mix of retail, residential and commercial uses. Well known multiple retailers in the vicinity include Sainsbury's, Tesco, Lidl and M&S supermarkets. Omniplex cinema, a range of pubs/restaurants, public transport links and cycle routes are all located within easy walking distance.

Location	Distance
Belfast	10 miles
Antrim	21 miles
Ballymena	24 miles
International Airport	16 miles
Larne Port	12 miles





DESCRIPTION

Property currently comprises a former factory, set back off the main A2 road, which has been vacant for c. 10 years. It is being offered as a potential residential development opportunity.

The property is situated on a broadly rectangular plot of land fronting on to the main Belfast Road.

Access to the property is currently via a minor entrance off the Belfast Road. An approved scheme upgrading this access will form part of the proposed development (See later).

PLANNING HISTORY

The property is located within the development limit of Carrickfergus and is subject to the following planning history.

Reference	Address	Application Type	Decision Date
V/2008/0131/O	99 Belfast Road, Carrickfergus	Demolition of redundant factory, erection of residential development, landscaping, parking and access (80 units max)	15 February 2017
LA02/2018/0926/F	99 Belfast Road, Carrickfergus	Variation of Condition 4 of approval V/2008/0131/O to provide alternative access from Belfast Road	9 March 2020



## PLANNING (CONTINUED)

The subject land is sustainably located within the established development limits of Carrickfergus on the site of a redundant, former textile factory which has 'previously developed/brownfield land' status, the redevelopment of which for housing is strongly supported by planning policy.

Outline planning permission (in principle) was granted on 15 February 2017 subject to a number of conditions Ref No V/2008/0131/O to demolish the existing redundant factory buildings and erect a residential development with associated landscaping, parking and access. The application was accompanied by an 'indicative' site layout of 80 residential properties.

The original planning permission required the acquisition of a very small area of third party land to facilitate a proposed site access onto Sloefield Road. Parties were unable to meet a satisfactory agreement on value. As a consequence, approval for an alternative site access via Belfast Road was sought.

Planning permission Ref No LA02/2018/0926/F was granted subject to conditions on 09 March 2020 for the alternative access.

The period for the submission of reserved matters has now expired, while the permission for the alternative approved access expires on 15 February 2022.

In summary, the physical land use principle of housing on the subject land is firmly established on account of recent planning permissions and is strongly supported by current planning policy which presumes in favour

of redeveloping sustainably located, redundant 'previously developed/brownfield land' within established development limits.

Within this context, a detailed planning application for residential development on the site taking access off Belfast Road would be considered favourably subject to appropriate scale, design and density and, satisfactorily meeting all infrastructural requirements.

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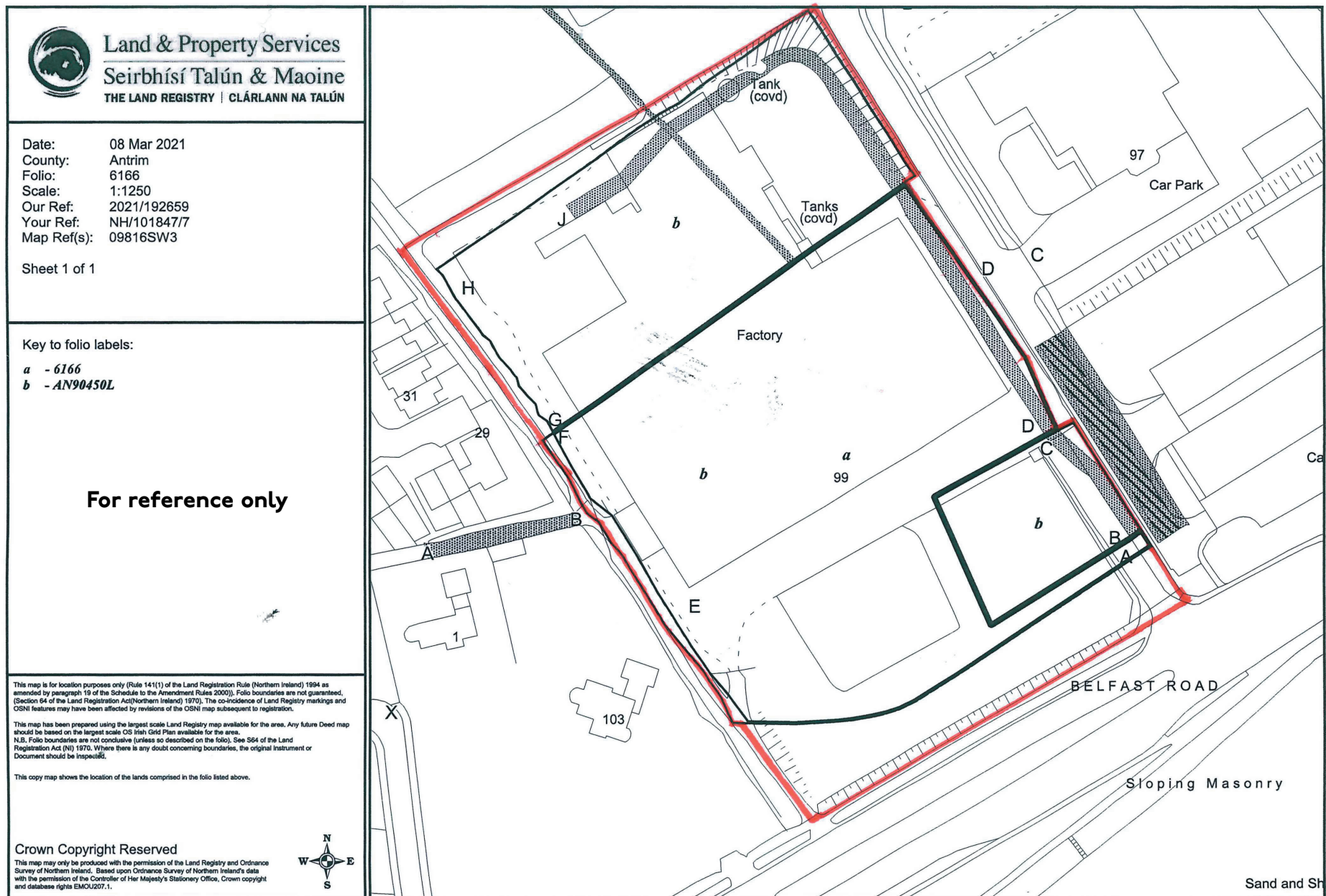
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## Title

Understood to be held Freehold.

## Guide Price

Offers in the region of £2.8m

## Stamp Duty Land Tax

Will be the responsibility of the purchaser.

## Dataroom

A comprehensive pack of information has been assembled and is presented in our online Dataroom. Information provided includes Title, draft Contract, concept scheme, a range of professional reports and correspondence.

The information should be sufficient for prospective purchasers to undertake appropriate due diligence and appraisals.

## Contact

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Further detailed information can be obtained via our online Dataroom.

Access details on request.

## 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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

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.