

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

c. 6.88 acres (2.78 Ha)

Doagh Road North, Ballyclare, BT39

Lisney

simon
BRIEN
RESIDENTIAL



BALLYCLARE RELIEF ROAD

WORKS STARTED -
TO BE COMPLETED
BY JANUARY 2022

Doagh

Ballyclare

Serviced Residential Development Site with full Planning Permission for 63 Units

*Indicative boundaries, refer to transfer map

FEATURES

- Ballyclare is a popular market town c. 13 miles from central Belfast
- Fully approved, rectangular, level residential development site
- Site area – c. 6.88 acres (2.78 Ha)
- Full planning permission for 63 units. Ref: LA03/2018/I011/RM
- Situated close to schools, retail, leisure/parkland amenities and a proposed local neighbourhood centre anchored by EUROSPAR
- Convenient to major roads (A8 nearest junction - Hillhead Road Roundabout 3 miles and M2 nearest junction Templepatrick Roundabout 4 miles)
- Fronting onto 'Approved' new Ballyclare Relief Road and roundabout (under construction. Phase I completion January 2022)



*Indicative boundaries, refer to transfer map

DESCRIPTION

Property comprises a level, rectangular plot of fully approved residential development land of c. 6.88 acres (2.78 Ha) for the construction of 63 mixed type units (17 detached, 34 semi detached, 12 townhouses).

Situated adjacent to a proposed local neighbourhood centre to be anchored by Eurospar, the serviced lands will be accessed off the new Ballyclare Relief Road / roundabout at Doagh Road (under construction).

LOCATION

Ballyclare is a popular market /commuter town located within the Greater Belfast / Antrim & Newtownabbey Borough Council area.

Located c. 13 miles from Belfast city centre the town is undergoing significant residential growth with several schemes completed recently and with further major development planned in the foreseeable future.

The town benefits from proximity to strong infrastructure links / major roads, bus routes, the ports at Larne and Belfast and the International Airport at Aldergrove.

The subject lands lie to the west of the traditional town centre and will have an extensive frontage to Ballyclare Relief Road (Doagh Road North).

Works to create a proposed new road scheme have just commenced and Phase I is scheduled for completion by January 2022.

The adjoining areas are currently a mix of established and new residential development and agricultural lands.

Local amenities nearby include a number of schools and leisure facilities.



PLANNING HISTORY

Reference	Address	Application Type	Decision date
U/2006/0377/O	Doagh Road	Outline	Approved
LA03/2018/1011/RM	Doagh Road	Reserved Matters	Approved - 26/05/2019



SCHEDULE OF FLOOR AREAS/HOUSE TYPES

RESIDENTIAL DEVELOPMENT - UPPER AREA					
HOUSE TYPE	TYPE		NUMBER	GFA(m2) exc sunrooms	GFA(ft2) exc sunroom
A	DETACHED		1	102.04	1098
A(h)	DETACHED		1	102.04	1098
B1	DETACHED		1	103.90	1118
B1(h)	DETACHED		0	103.90	1118
B2	DETACHED		1	103.90	1118
B2(h)	DETACHED		2	103.90	1118
C1	DETACHED		3	127.13	1368
C1(h)	DETACHED		0	127.13	1368
C2	DETACHED		2	129.18	1390
C2(h)	DETACHED		2	129.18	1390
C3	DETACHED		0	129.18	1390
C3(h)	DETACHED		0	129.18	1390
D	DETACHED		3	101.69	1094
D(h)	DETACHED		1	101.69	1094
E = (E-E)	SEMI-DETACHED		12	116.58	1254
F = (F-F)	SEMI-DETACHED		12	100.46	1081
G = (G1-G2)	SEMI-DETACHED	G1	3	95.50	1028
	SEMI-DETACHED	G2	3	98.54	1060
G(h) = (G2-G1)	SEMI-DETACHED	G2	2	98.54	1060
	SEMI-DETACHED	G1	2	95.50	1028
H = (H1-H2)	SEMI-DETACHED	H1	0	95.50	1028
	SEMI-DETACHED	H2	0	98.54	1060
J = (J1-J2-J2-J1)	TOWNHOUSE	J1	6	88.16	949
	TOWNHOUSE	J2	6	102.64	1104
TOTAL TOWNHOUSES			12		
TOTAL SEMI-DETACHED			34		
TOTAL DETACHED			17		
TOTAL DWELLINGS UPPER AREA			63		

SITE LAYOUT PLAN



TRANSFER MAP (DRAFT)



*INDICATIVE BOUNDARIES

TITLE

Understood to be held Freehold

GUIDE PRICE

Price on application.

STAMP DUTY LAND TAX

Will be the responsibility of the purchaser

Upon signing an NDA access will be provided to our online Dataroom for detailed information.

CONTACT

David McNellis

Tel: 028 9050 1551

Mobile: 07887 911 077

E mail: dmcnellis@lisney.com

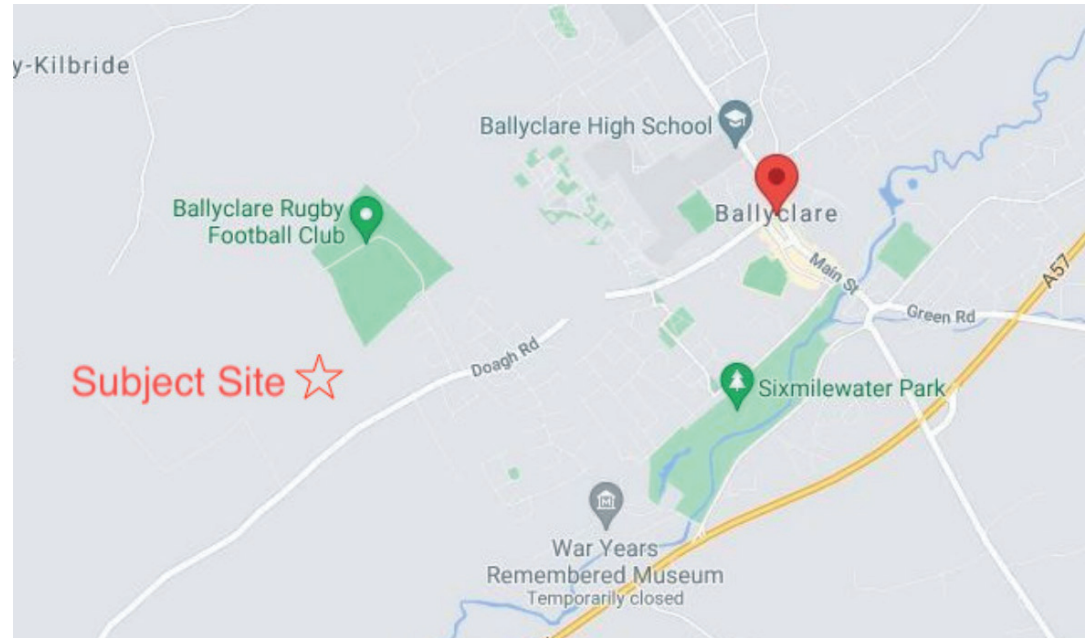
Simon Brien

Tel: 028 9066 8888

Mobile: 07721 767 777

E mail: sbrien@simonbrien.com

LOCATION MAPS



Joint Agents



Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
T: +44 2890 501 501
E: dmcnellis@lisney.com



525 Lisburn Road,
Belfast,
BT9 7GQ
T: +44 28 9066 8888
E: sbrien@simonbrien.com

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