



FOR SALE

LANDS AT MOUNTSANDEL ROAD, COLERAINE, BT52 1JE
LAND WITH DEVELOPMENT POTENTIAL, TOTALLING CIRCA 3.6 ACRES

Lisney

Features

- Prime land with unrivalled river views.
- Located just minutes' walk from Coleraine town centre.
- Outstanding residential development potential, subject to planning permission.
- Circa 3.6 acres (c. 1.46 hectares).



Location

The subject land is located in Coleraine, a town situated within the Causeway Coast and Glens Council district, with a population of c.24,042 occupants.

The town is located c. 27 miles north of Ballymena and 30 miles east of Derry / Londonderry. The town is home to the Ulster University Campus along with Causeway Hospital.

The subject site is less than a mile from the town centre, Tesco and Causeway Hospital. The entrance to the land is located at the north eastern corner, on the Mountsandel Road.





**Outlines for indicative purposes only*



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Description

The subject site comprises greenfield land totalling circa 3.6 acres (circa 1.46 hectares).

Of this land, circa 1.9 acres will be burdened by a stability clause and also includes a right of way for access to the bridge for maintenance. Any changes to the current right of way will have to be agreed with the Vendor. Please see map on page 4 for further clarification.

The land is laid in grass with trees and shrubbery around the northern and eastern boundaries.

The River Bann runs alongside the western perimeter. The land slopes downwards from the Mountsandel Road towards the river.



Accommodation

From measurement taken on Spatial NI, we estimate that the site extends to c. 3.6 acres.

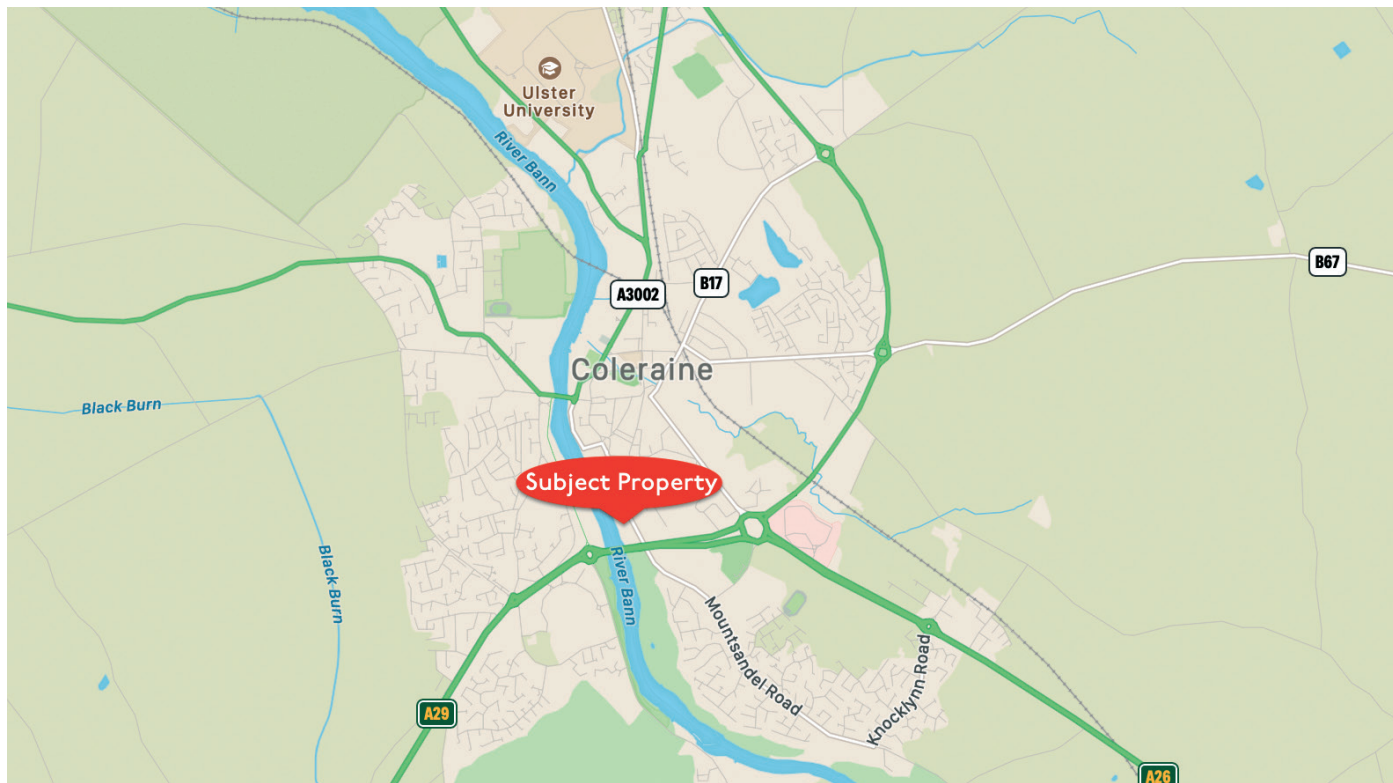
Planning

We understand there are no planning applications or permissions on the subject land.

We note that the subject land is zoned as 'Housing - Phase I' and is within a 'Local Landscape Policy Area'.

We recommend that all parties undertake their own due diligence in relation to planning on the site.





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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/ukSI/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.

Title

We understand the land will be disposed of on a freehold or long leasehold basis.

Price

Offers over £475,000.

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

Strictly by appointment with the sole Selling agents.
For further information please contact: