

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY, 2A MARK STREET, NEWTOWNARDS, BT23 7AD

READY TO GO SITE. FPP FOR 8 APARTMENT UNITS. NI WATER CONSENT TO DISCHARGE. POTENTIAL FOR UP TO 14 UNITS

Lisney

Features

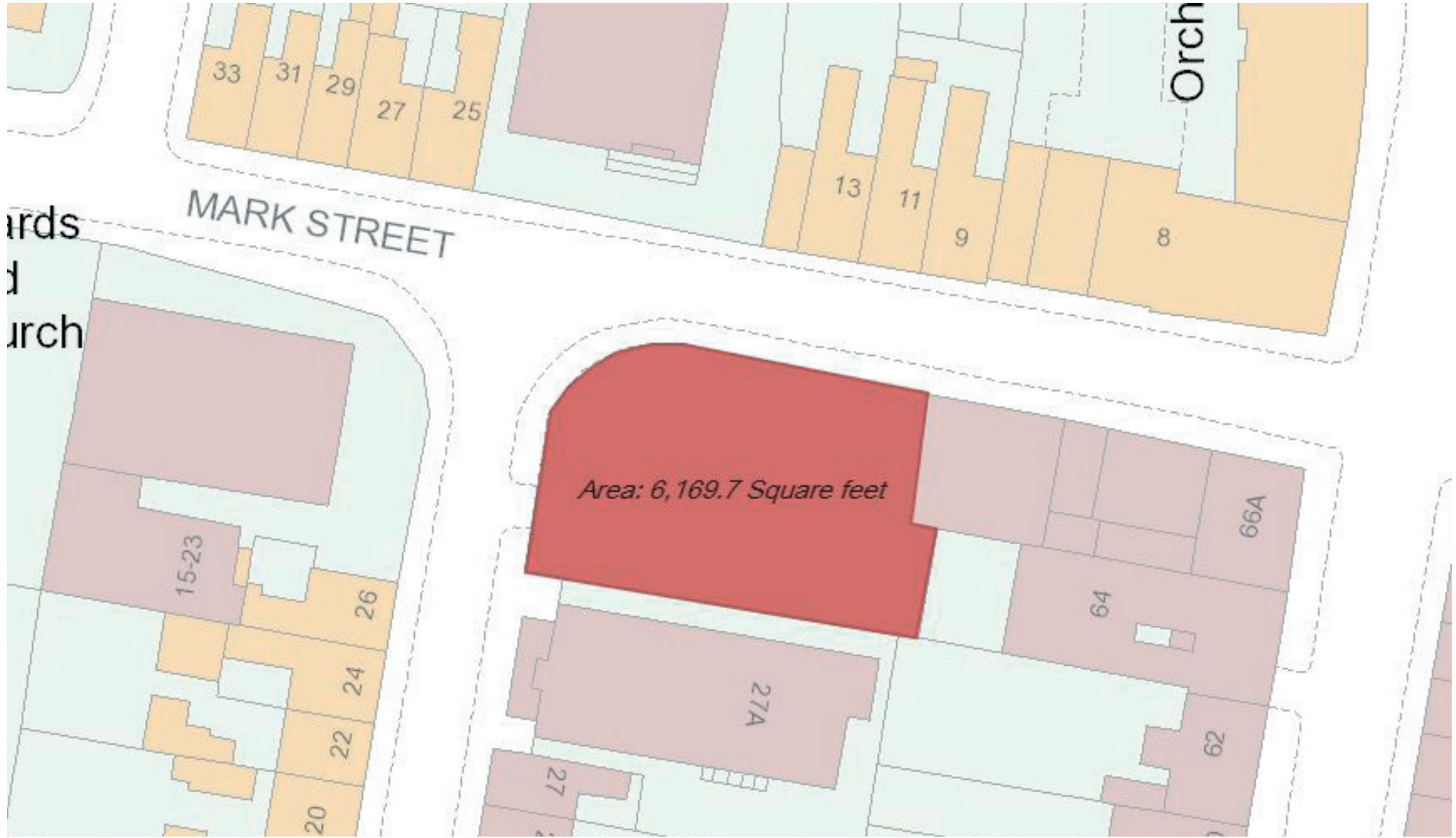
- Site area – c 6170 sq ft
- Rectangular plot with full planning approval (Ref LA06/2017/0219/F – 8th August 2019) for 8 apartments (8 x 2no. bedroom units and parking for 8 vehicles) but with potential for up to 14 units.
- NI Water consent to discharge approved for 8 units
- Potential for income generation through the letting of the existing workshop/store – 3,380 sq ft.
- Understood to be situated in an area of ‘social’ housing need close to town centre.
- No planning pre conditions - ‘ready to go’.

Location

Newtownards is a busy town with a population of c 28,000 people , c 10 miles east of Belfast city centre.

Situated to the north of the town centre at the junction of Mark Street and Mary Street in an area characterised by terraced housing and social housing blocks.

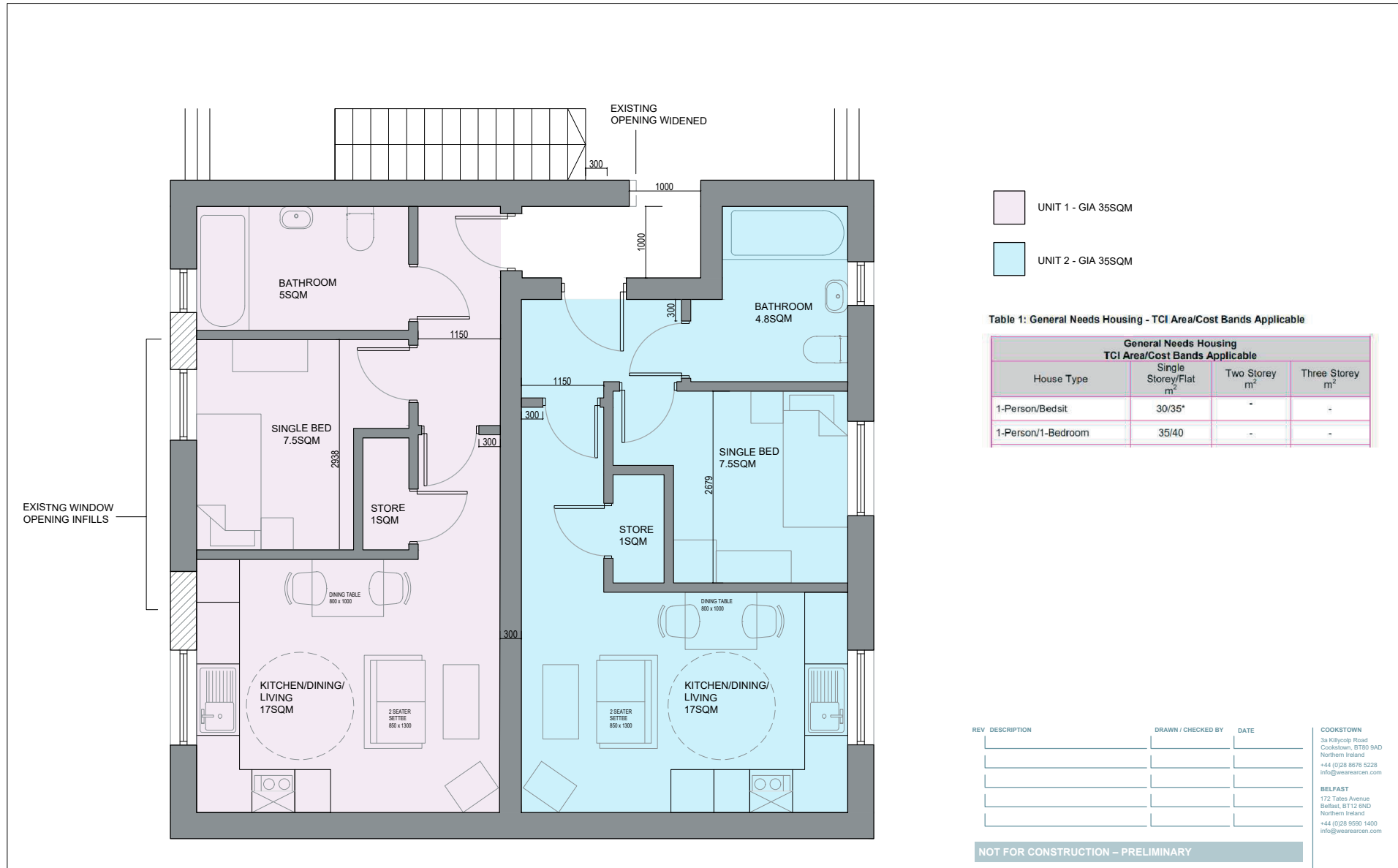




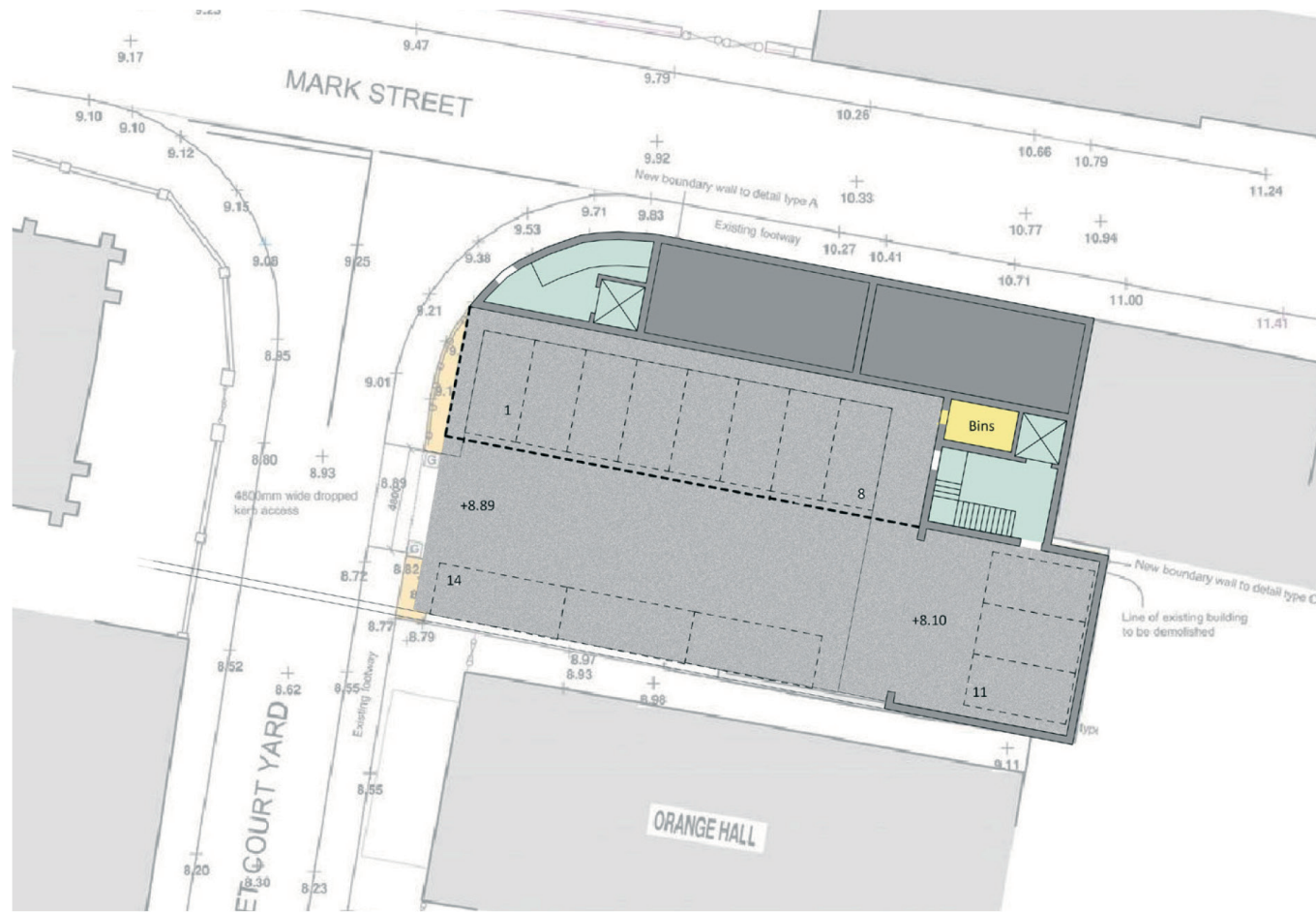
'Approved' Elevation



Alternative - 10 Unit Scheme STPP



Alternative - I4 Unit Scheme STPP



Option 3 Lower Ground Floor

Quantum - Option 3

Lower Ground Floor
14no. Car Parking Spaces

Ground Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

First Floor
4no. 2 Bed, 3 Person Apartments

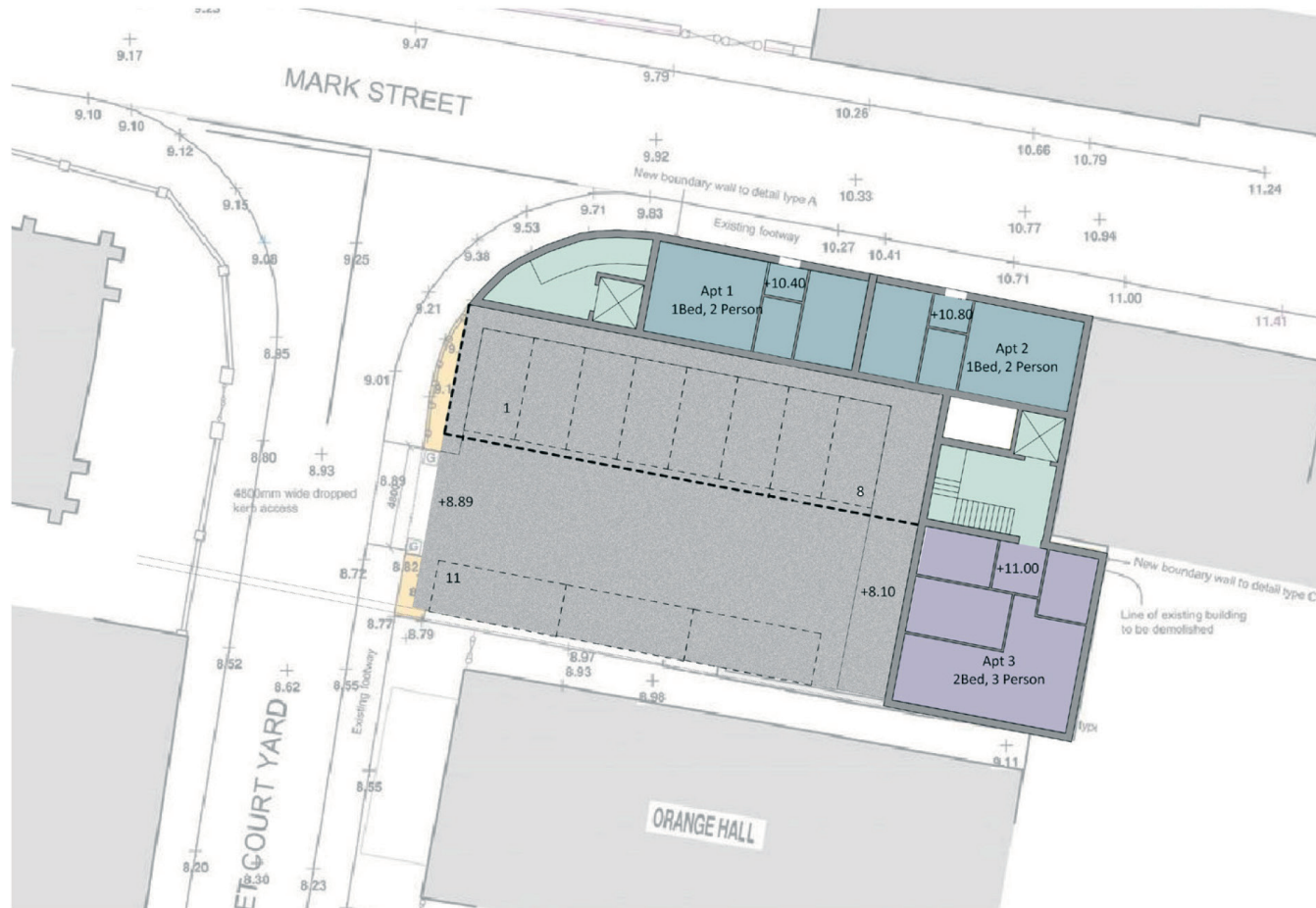
Second Floor
4no. 2 Bed, 3 Person Apartment

Third Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

Total
14no. Apartments
14no. Car Parking Spaces
Podium level and roof top private amenity Space

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Option 3 Ground Floor

Quantum - Option 3

Lover Ground Floor
14no. Car Parking Spaces

Ground Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

First Floor
4no. 2 Bed, 3 Person Apartments

Second Floor
4no. 2 Bed, 3 Person Apartment

Third Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

Total
14no. Apartments
14no. Car Parking Spaces
Podium level and roof top private amenity Space

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Option 3 First & Second Floor

Quantum - Option 3

Lower Ground Floor
14no. Car Parking Spaces

Ground Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

First Floor
4no. 2 Bed, 3 Person Apartments

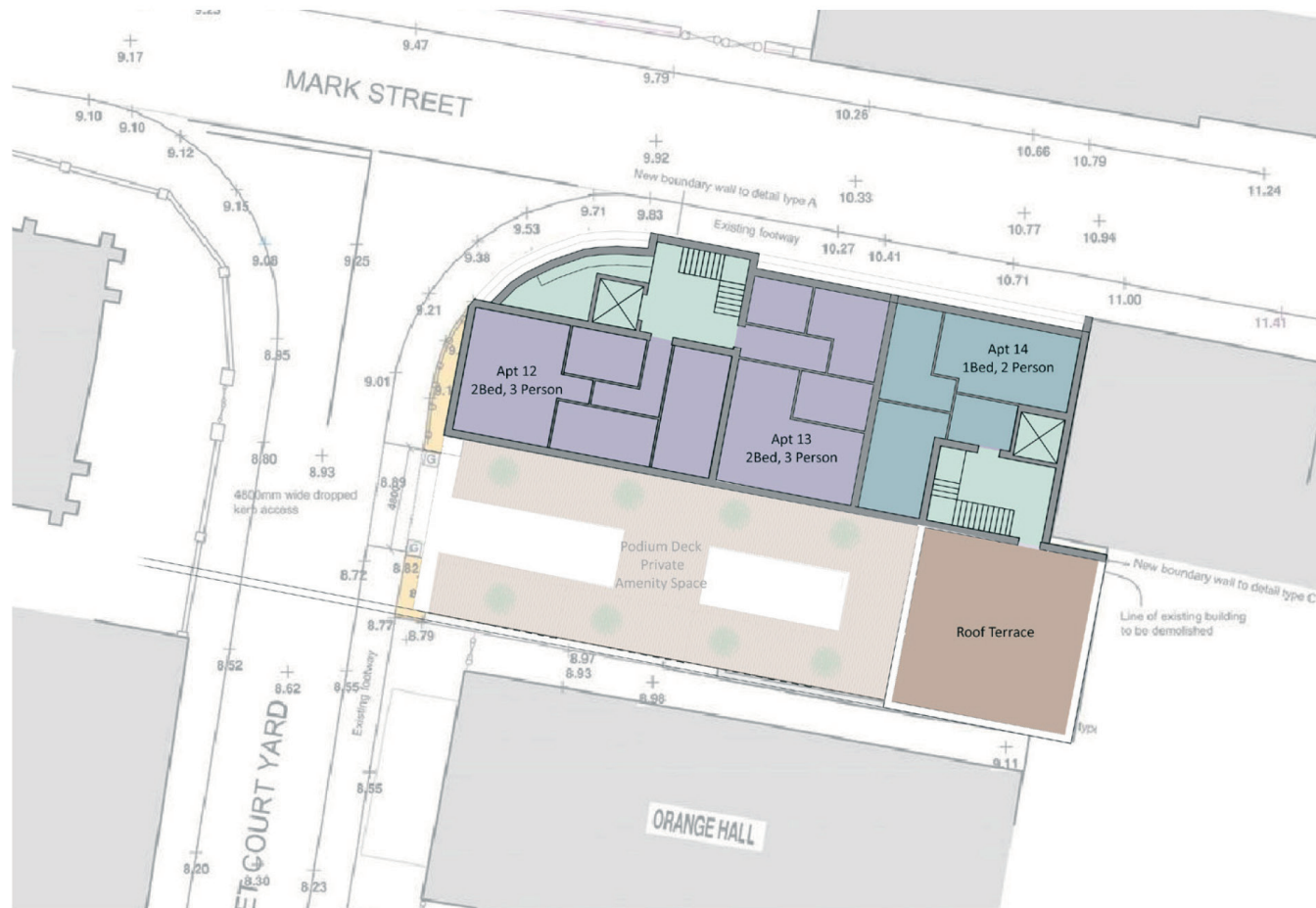
Second Floor
4no. 2 Bed, 3 Person Apartment

Third Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

Total
14no. Apartments
14no. Car Parking Spaces
Podium level and roof top private amenity Space

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Option 3 Third Floor

Quantum - Option 3

Lover Ground Floor
14no. Car Parking Spaces

Ground Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

First Floor
4no. 2 Bed, 3 Person Apartments

Second Floor
4no. 2 Bed, 3 Person Apartment

Third Floor
2no. 1 Bed, 2 Person Apartments
1no. 2 Bed, 3 Person Apartments

Total
14no. Apartments
14no. Car Parking Spaces
Podium level and roof top private amenity Space

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Description - Proposed Scheme

Property currently comprises a workshop / store with adjacent gravel surfaced parking area.

Planning approval / consent to discharge has been secured and the opportunity is 'ready to go'. A number of alternative schemes have been considered namely 10 units and 14 units. The former is achieved within the approved envelope subject to planning by splitting the 2 largest units (Unit 5&8) into 4 no. 1 bedroom units - see plan page 5. Potential 14 unit scheme considered as outlined on pages 6-9.

Accommodation - Approved

Unit No.	Floor	No. of Bedrooms	Unit Size Sq Ft
1	Ground	2	631
2	Ground	2	679
3	First	2	631
4	First	2	679
5	First	2	811
6	Second	2	631
7	Second	2	679
8	Second	2	811

Planning

The site has planning approval for the demolition of the existing commercial garage and workshop and the erection of a new 3 storey residential block of 8 no. apartments (2 bedroom units and 8 parking spaces (3 covered). Reference LA06/2017/0219/F.

Plans and a range of professional reports are available on request.

The units will be of interest to Housing Associations and build to rent/sell developers.

NAV

Workshop and office - £6,750

Title

Freehold

Price

Unconditional offers invited.

VAT

Not applicable.

Contact

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

Roddy Main

028 9050 1569

rmain@lisney.com

or

David McNellis

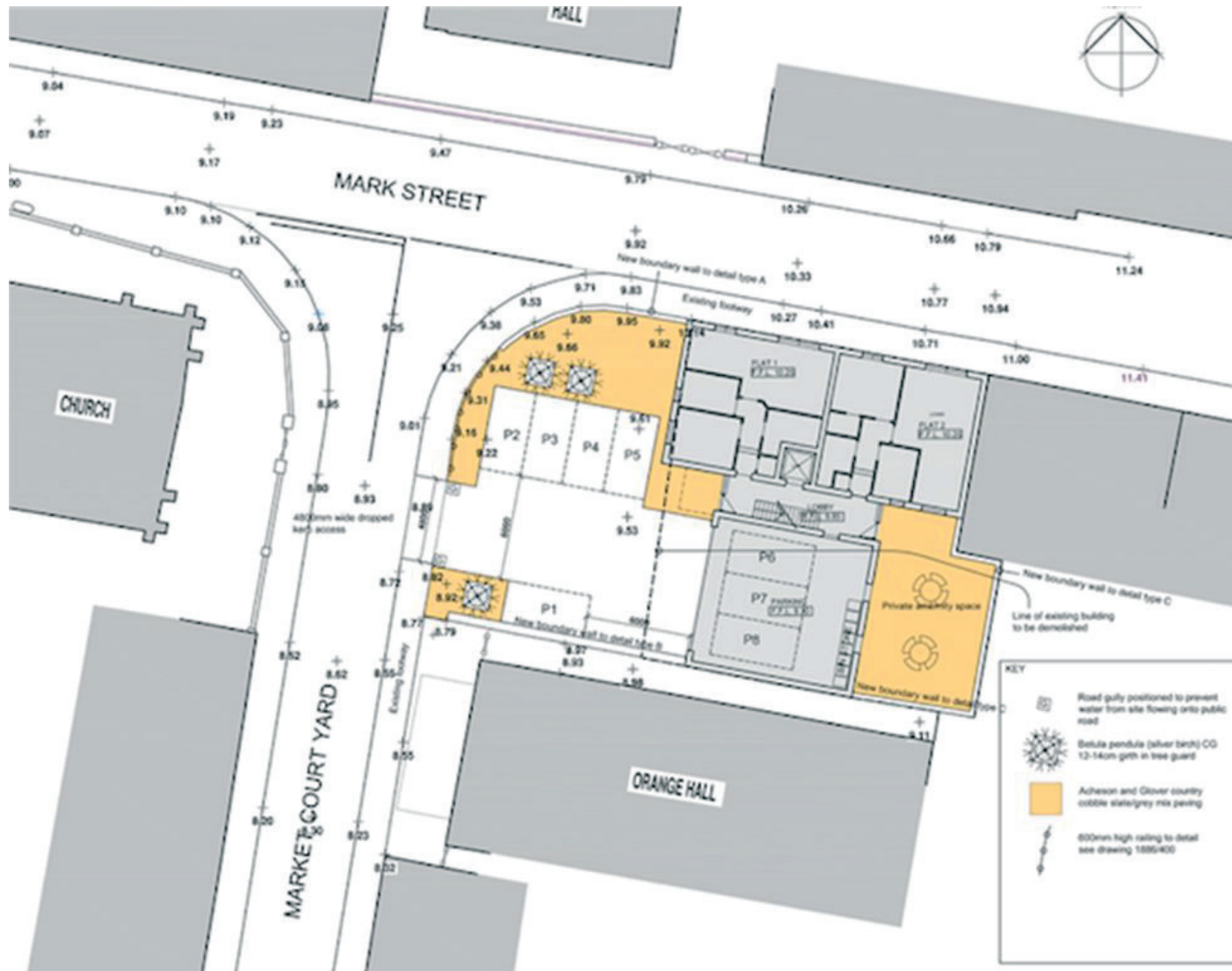
028 9050 1551 / 07887 911 077

dmcnellis@lisney.com

Further information is available at www.lisney.com



Site Plan



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