

**FOR SALE**

**Unique, 'ready to go' waterfront, residential development opportunity**

642 SHORE ROAD, JORDANSTOWN, NEWTOWNABBEY, BT37 OPR

**Lisney**

COMMERCIAL REAL ESTATE

CARRICKFERGUS

BELFAST

BELFAST LOUGH

FULL PLANNING PERMISSION SECURED AND DRAINAGE APPROVED FOR 6 'HIGH END' APARTMENTS - C 0.25 ACRE ( 0.103 HA)

## FEATURES

Waterfront site with spectacular views over Belfast Lough

Located in a very popular residential area to the north west of Belfast city centre, 6.5 miles, close to Whiteabbey village, major roads/motorway network and Jordanstown railway halt

Situated in close proximity to a range of local schools, Ulster University, retail and leisure amenities including Loughshore Park and the coastal path

Site area – c 0.25 acre (0.103 Ha)

Full planning approval for a 3 storey, high specification, 6 unit, gated apartment scheme (5240 sq ft) with parking for 9 vehicles

Waste Water Impact Assessment completed - details on request

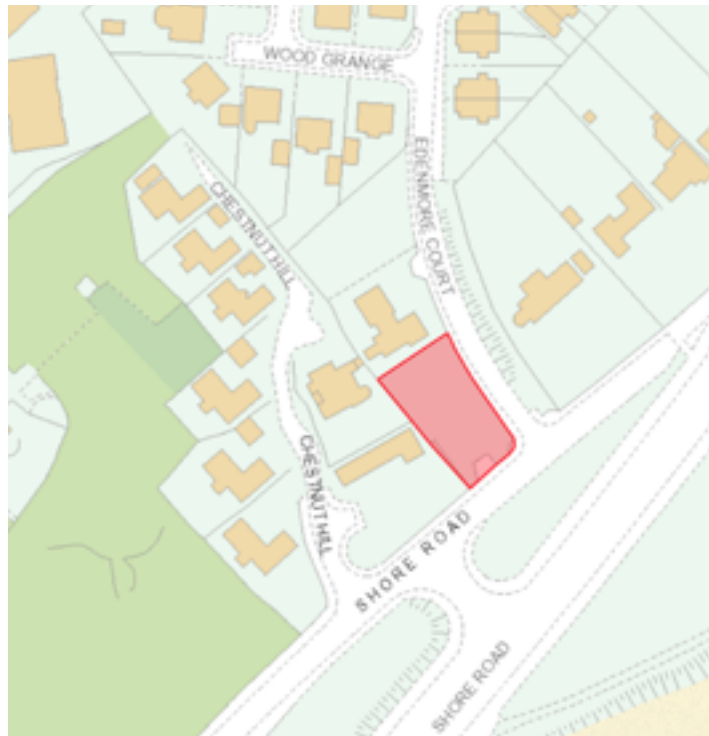
### LOCATION

Located c 6.5 miles north west of Belfast city centre, in a very popular, mature, residential, waterfront location close to a range of schools, local retail, roads and rail infrastructure and leisure amenities. The site fronts onto a quiet layby just off Shore Road, the main Belfast to Carrickfergus highway, adjacent to the main bus routes and within easy reach of the Ulster University.

The site has a return frontage to Edenmore Court leading to Wood Grange, Loughshore House and Shaftesbury Mews.

The area is predominantly established residential in character.

Full planning approval has been secured with a Waste Water Impact Assessment agreed with NIW (details on request). Opportunities such as this seldom come to the market in this locality.



### DESCRIPTION

Property comprises a broadly rectangular plot of fully approved, development land, with a return frontage to Edenmore Court, totalling c 0.25 acre ( 0.103 Ha).

Planning approval has been secured for the erection of an exclusive, high specification , gated apartment scheme (6 units) arranged over ground and two upper floor floors. The approved design includes the provision of 9 parking spaces (8+ 1 disabled ).

The apartments have been designed to a high specification to include full height bi fold doors, exclusive terraces, private amenity areas at ground floor, storage, bike store and solar roof panels which, upon completion, are likely to be of interest to professional and downsizer markets, ranging from 800 sq ft to 1,000 sq ft.

All preparatory work has been completed and as such the lands are ready for immediate development.



## SCHEDULE OF UNITS

		Sq. Ft.	Private Amenity /terrace
<b>Ground Floor</b>			
Unit 1	2 bed +amenity	904	624
Unit 2	2 bed + amenity	958	634
<b>First Floor</b>			
Unit 3	2 bed + terrace	882	107
Unit 4	2 bed + terrace	882	107
<b>Second Floor</b>			
Unit 5	2 bed + terrace	807	97
Unit 6	2 bed + terrace	807	97
<b>TOTAL</b>		<b>5,240 Sq. Ft.</b>	

## PLANNING

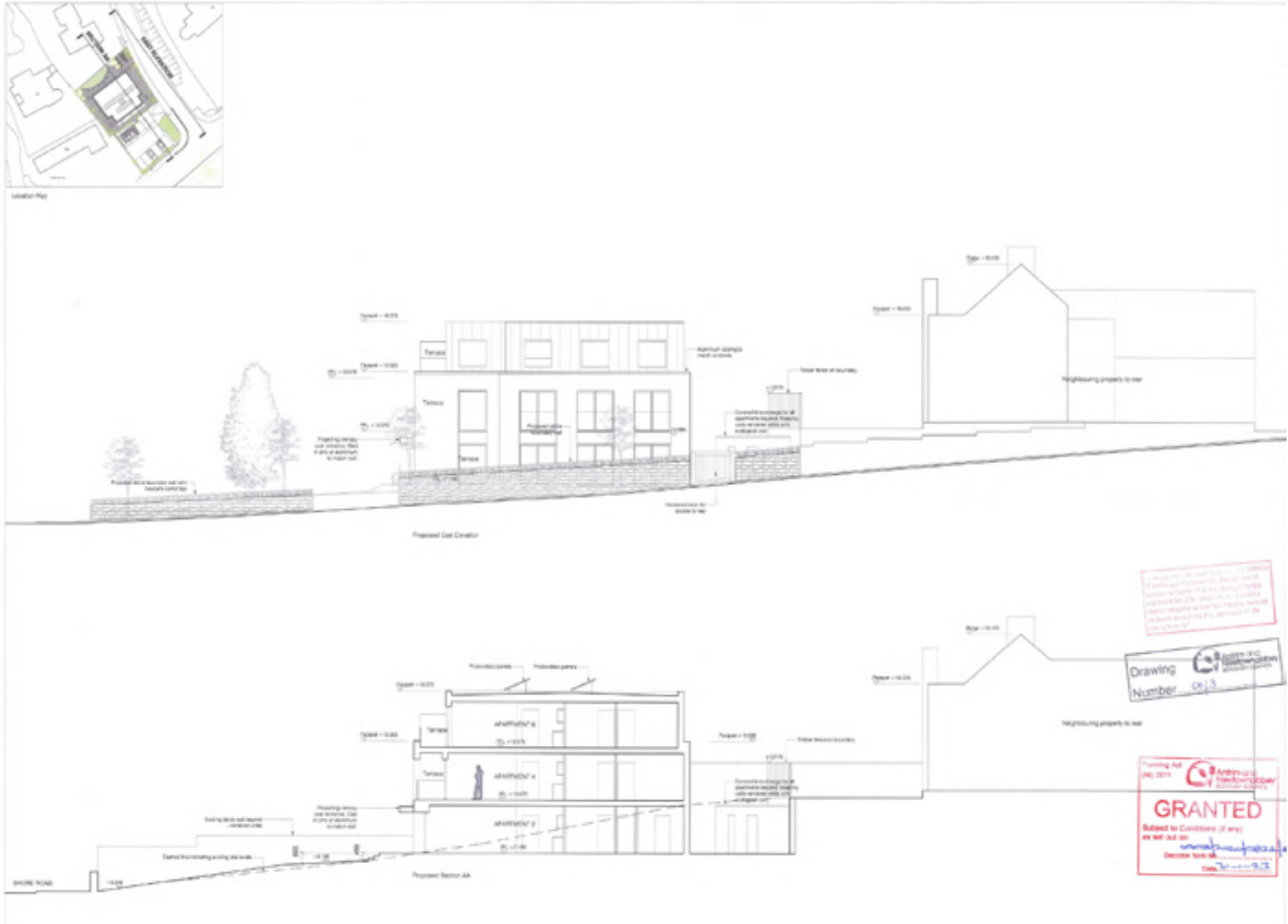
The site has been the subject of the following recent planning history with approval secured.

Reference	Address	Application Type	Approval Date
LA03/2020/0822/F	642 Shore Rd, Jordanstown	Full	31 January 2023

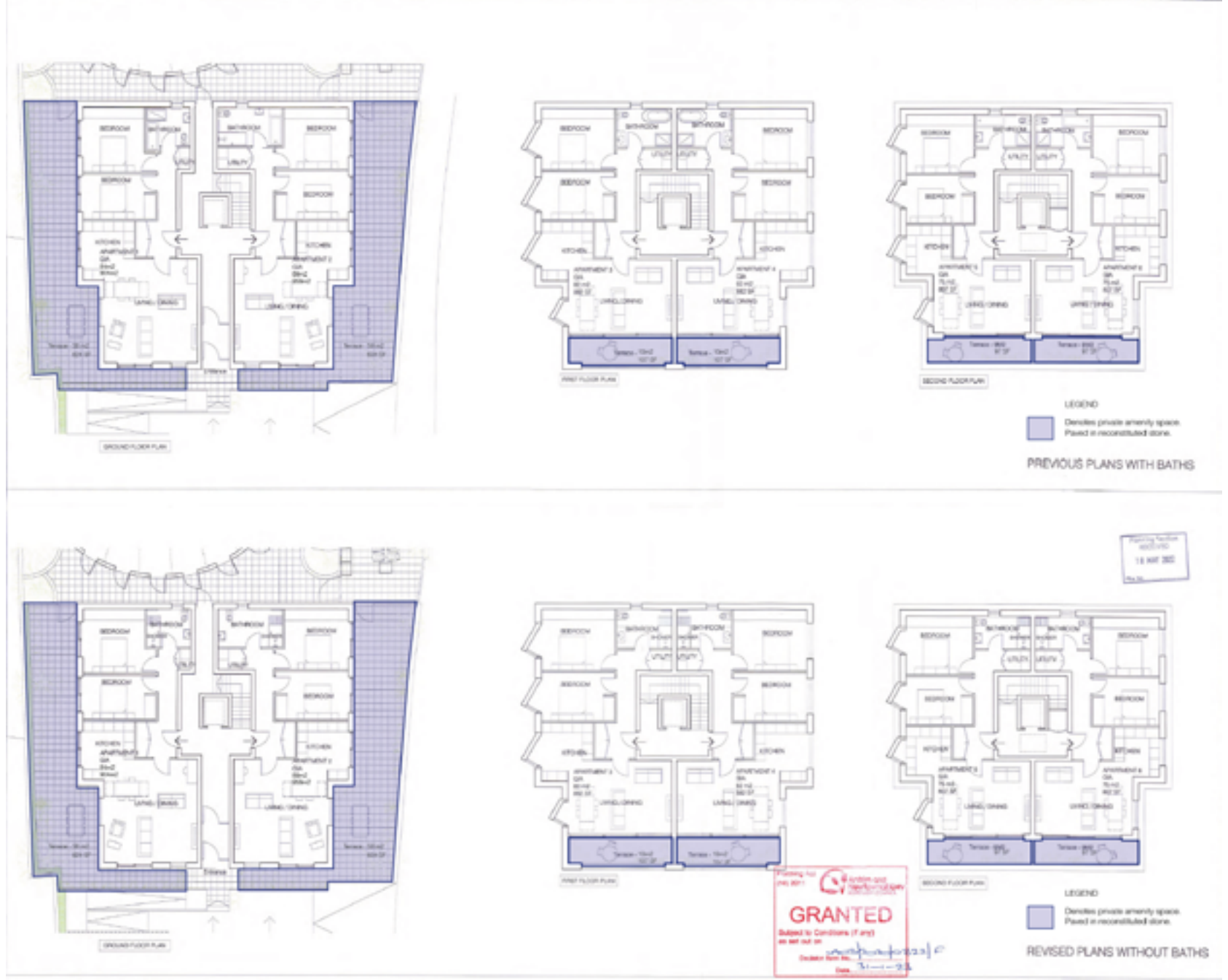


**CGI OF COMPLETED DEVELOPMENT**

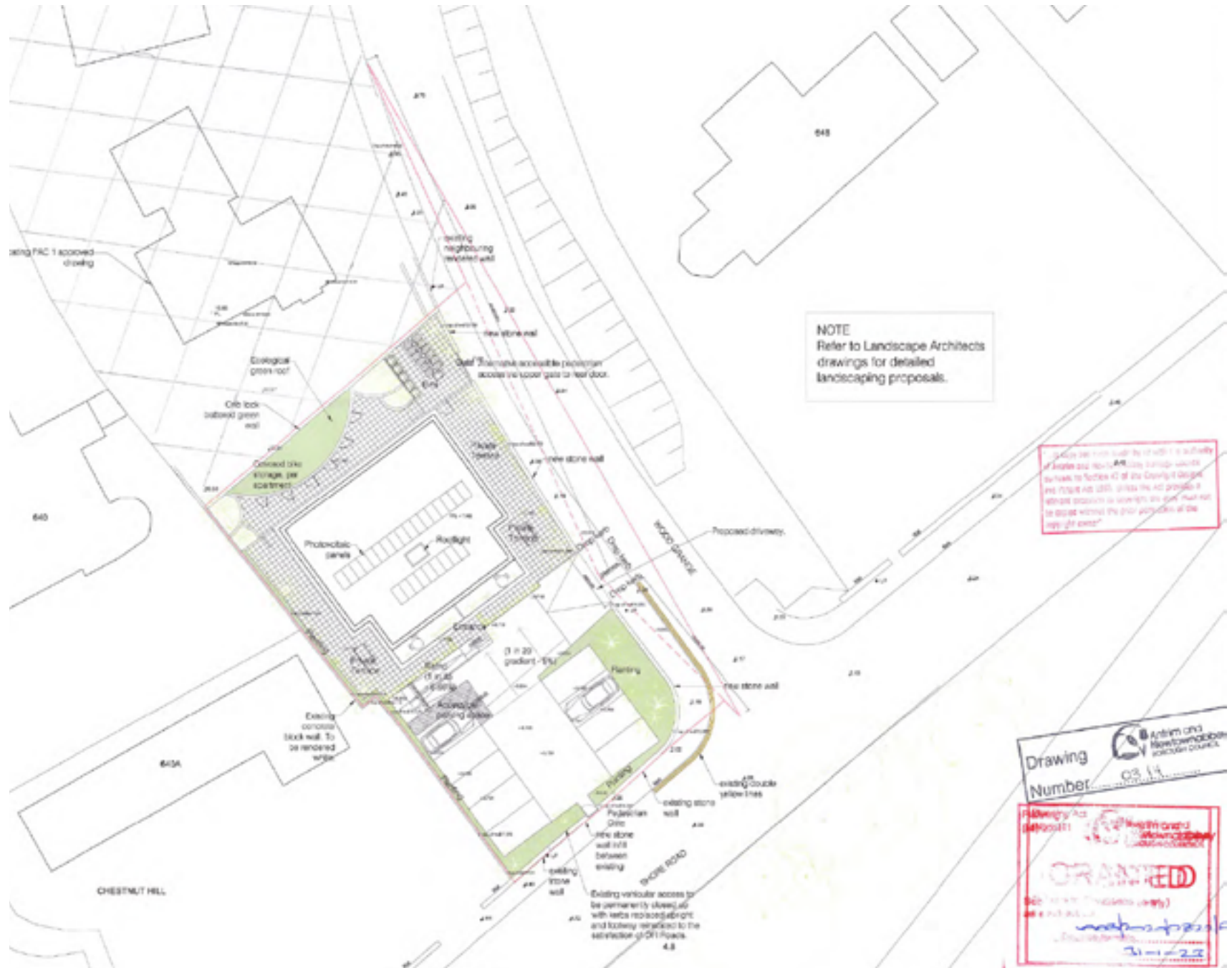
SECTION



**APPROVED FLOOR PLANS SHOWING PRIVATE AMENITY AND TERRACES SHADED IN BLUE**



**SITE MAP**



## TITLE

It is understood that the lands are held Freehold.

## THE RESIDENTIAL MARKET

The appetite to acquire residential property in the locality is strong and is driven by a mix of professional and downsizer markets . Demand has been sustained over a period in excess of supply across the range of house types.

As a result, growing capital and rental values have been experienced in the existing stock and as there has been little new development in the area for some time demand is anticipated to be strong. We set out below a range of market evidence which includes a selection of waterfront schemes in a wider market context.

## ACCOMMODATION

Scheme - Apartments	Bedrooms, Aspect	Floor Area (Sq. Ft.)	Price - £	Price £ psf.
The Tides , 3 & 4 Causeway Street, Portrush	2 bed, sea views	1011 - 1130	£575,000 - £595,000	£526 - £568
Pier West, Units 1,3 and 7 Kerr Street, Portrush	2 bed	863	£375,000 - £505,000	£434 - £585
6,7 & 8 Sea Road, Castlerock	2 bed	872 – 904	£475,000 - £495,000	£525 - £553
Henley , Cultra (6 units)	3 bed , sea views	1800	£825,000 - £1,000,000	£458 - £555
Tides , Carrickfergus	2 bed, sea views	829	£239,950	£289
84 Shore Road, Greenisland (not waterfront)	2 bed	785	£173,000	£220
Water's Edge, Shore Road, Greenisland (Proposed - not released to market yet -waiting list established)	2 bed, sea views	703 – 991	TBC	TBC
Barton Hall, Greenisland (not waterfront)	2 bed	1081	£260,000	£240

## FURTHER INFORMATION

A comprehensive pack of information has been compiled and will be provided to bona fide parties.

## PRICE

Offers invited in excess of £750,000.



**Lisney**

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**For further information:**

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