

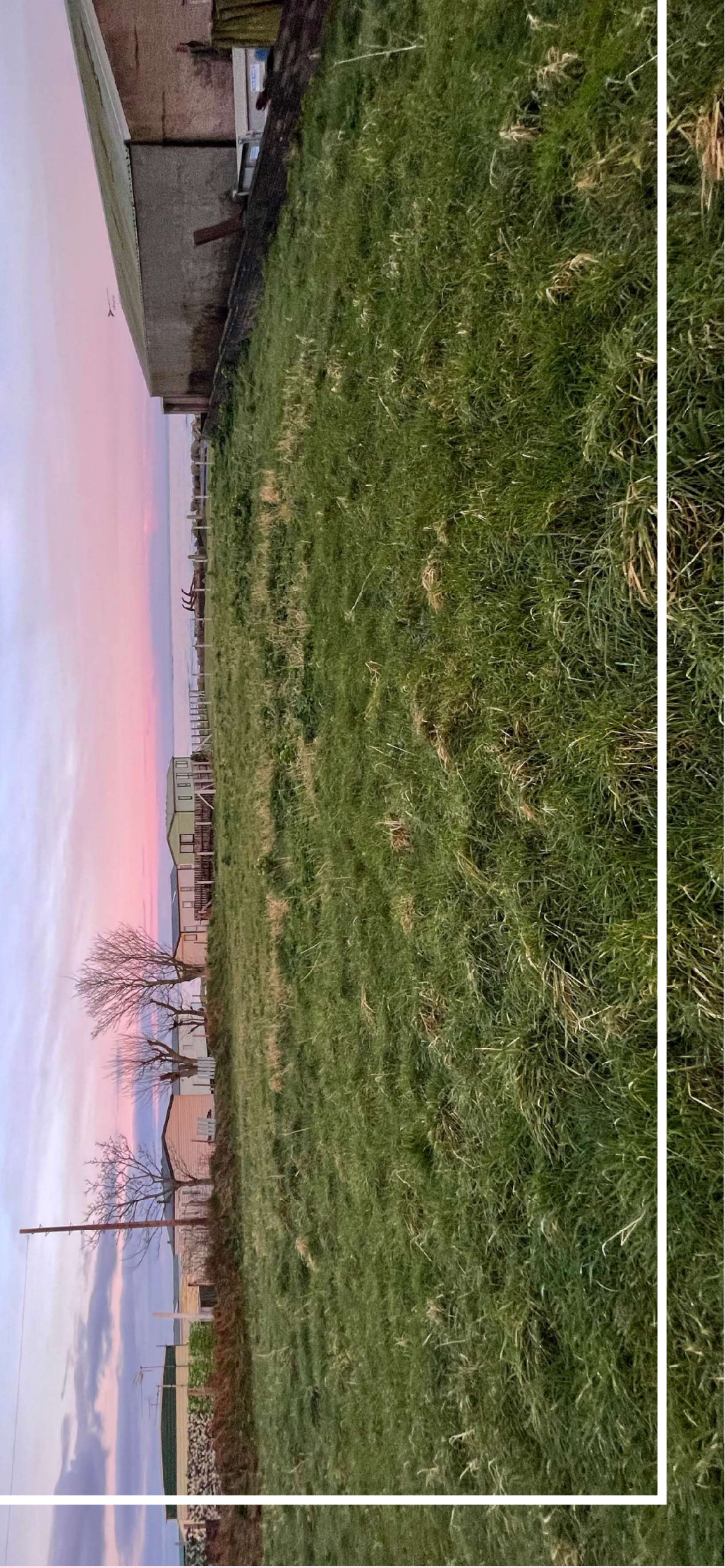
**FOR SALE**

Land adjacent to 53 Whitechurch Road, Ballywalter, BT22 2JA

LAND OF CIRCA 0.4 ACRES WITH SEA VIEWS

**Lisney**

COMMERCIAL REAL ESTATE







# FEATURES

Flat, rectangular land of circa 0.4 acres

Coastline land with uninterrupted sea views

Located between Ballywalter and Millisle

## LOCATION

The subject land is located on the outskirts of Ballywalter, Co. Down, on the east coast of the Ards Peninsula.

Ballywalter is a small village on the Ards peninsula, located just 7 miles from Donaghadee, 10.5 miles from Newtownards and 21 miles from Belfast. The village is a popular seaside and holiday destination with an award winning beach and picturesque harbour.

The subject land is surrounded by the following:

- North Whitechurch Caravan Park
- East 3rd party land and the Irish Sea
- South A row of small detached cottages along the Whitechurch Road
- West Agricultural land

## DESCRIPTION

The subject land comprises circa 0.4 acres of land situated on the northern outskirts of Ballywalter.

The land comprises a flat, mainly rectangular strip of land running from the Whitechurch Road towards the coastline.

Please note, the land does not have coastline access.

The land is bounded by fencing and mature trees and hedging.

Subject to obtaining planning and any other necessary approvals, access to the land could be via the Whitechurch Road.

Prospective purchasers should seek their own planning advice on the potential for access and future uses for the land.



Red line for indicative purposes only



**ACCOMMODATION**

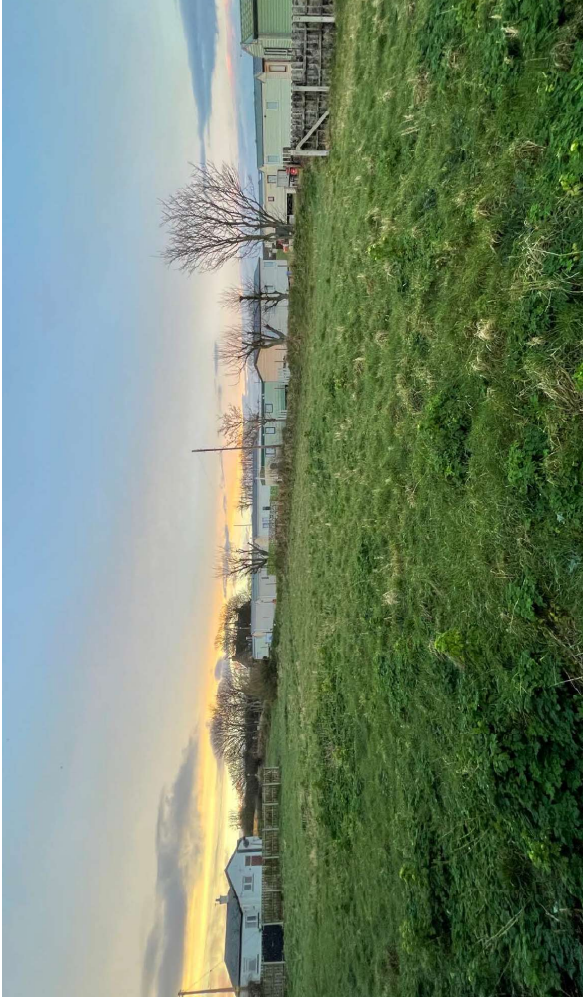
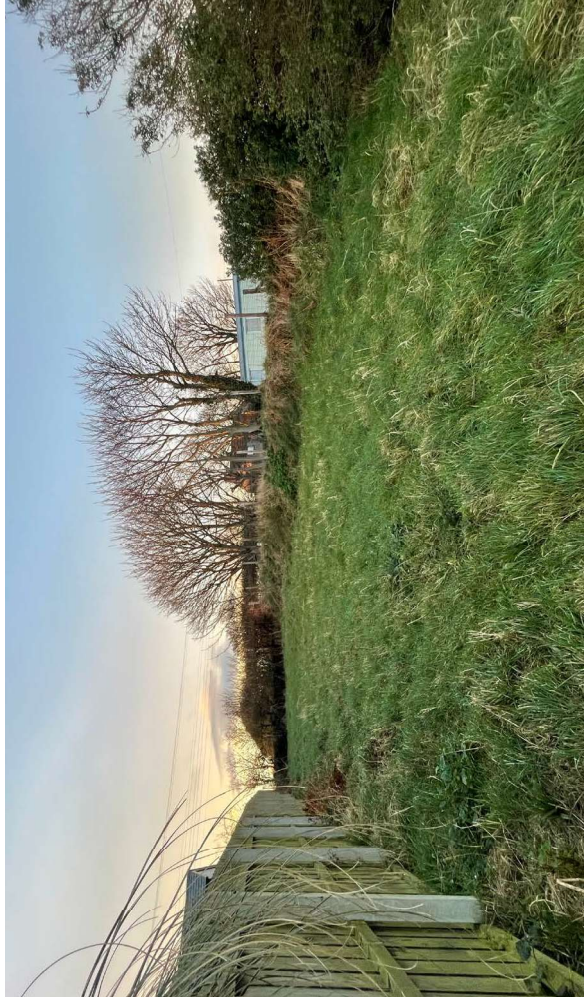
From measurement taken on Spatial NI, we understand that the site extends to circa 0.4 acres.

**PLANNING**

After reviewing Planning NI, we note that there are no live, expired or historic planning applications or permissions on the property.

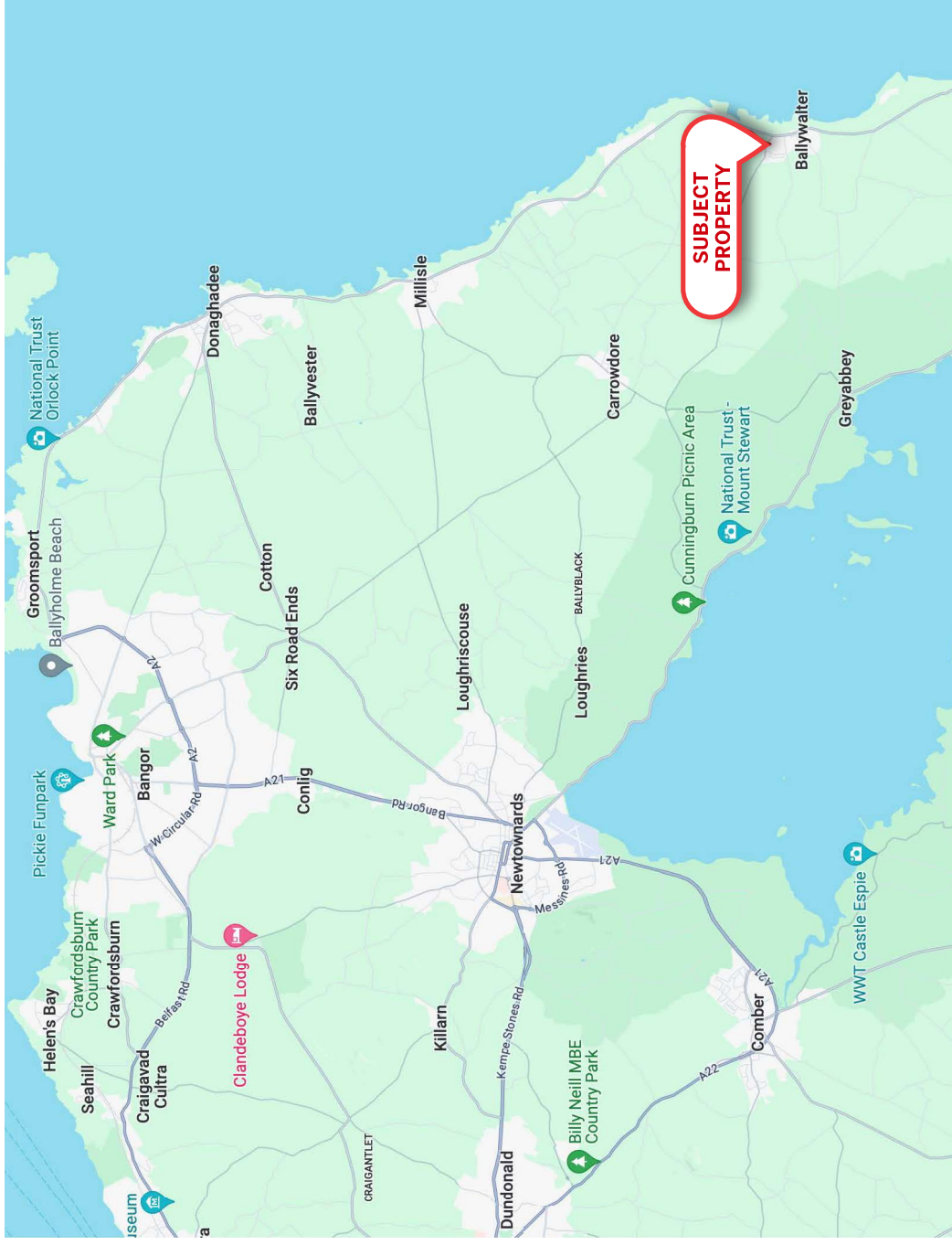
We note that the land is zoned as Whiteland and falls outside of the Ballywalter Development Limit.

The entire Ards Peninsula falls within an 'Area of Constraint on Mineral Developments'





## LOCATION



**PRICE**  
£15,000.

**VAT**  
All prices, outgoing and rentals are exclusive of, but may be liable to VAT.

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

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.

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