

**Full Planning  
Permission for  
16 no. Apartments**



For illustrative purposes only

**For Sale**

Prime Seafront Development Opportunity  
**Carrickfergus – 26/28 Old Shore Road BT38 8PF**

**Riddell  
McKibbin**

# Prime Seafront Development Opportunity Carrickfergus – 26/28 Old Shore Road BT38 8PF

**Riddell  
McKibbin**

## SUMMARY

- Prime Seafront Development Opportunity extending to c. 0.66 acres
- Full Planning Permission for 16 no. 2 bedroom apartments
- Approved scheme arranged over 2 blocks of 8 apartments
- Planning Approved under Ref: **V/2012/0193/F- Approved 09/10/14**
- Offers invited in excess of £550,000 exclusive

## LOCATION

Carrickfergus is a popular provincial town located on the northern shores of Belfast Lough, c. 11 miles from Belfast. The town is one of Belfast's principal commuter locations with the surrounding district having a large resident population boosted by its excellent transport links by road and rail.

The town has witnessed considerable investment and infrastructure improvements in recent times to include the recent completion of the A2 Shore Road, creating a dual carriageway from Belfast to Carrickfergus, upgrade works to the marina / harbour area and the development of waterfront apartments and leisure complex anchored by a Sainsburys supermarket.

The subject site is situated at Old Shore Road just off the Belfast Road dual carriageway (A2) at the junction with Trooperslane Road. The site is conveniently located just a few minutes walk from the Trooperslane train station. See location map over leaf.

## DESCRIPTION

The subject site occupies an attractive setting with views over Belfast Lough. The site extends to approximately 0.66 acres (0.27 hectares) and is currently occupied by two detached dwellings which will require demolition prior to construction of the approved apartment scheme. Access to the site is directly from Old Shore Road, close to the junction with Trooperslane Road.

Full planning Permission has been approved for the development of 16 no. 2 bedroom apartments arranged over 2 blocks with on-site car parking and 6 no. garages. A building control application has been lodged for approval.

## VAT

HMRC have confirmed that the property has not been elected for VAT..

## PRICE

Offers are invited in excess of £550,000 exclusive.

## PLANNING

The site benefits from Full Planning Permission for the demolition of the existing buildings and the construction of 16 no. 2 bedroom apartments arranged over 2 blocks with a total of 6 no. garages. Planning Permission was granted under Ref: **V/2012/0193/F- Approved 09/10/14**

A copy of the planning permission and approved plans are available to interested parties upon request from the sole selling agents.

## TITLE

Effective Freehold.

Title and contract are available for inspection by appointment only via;

Arthur Cox Solicitors

Victoria House, Gloucester Street, Belfast, BT1 4LS

Contact: Colm McElroy

Tel: 028 9023 0007

Email: colm.mcelroy@arthurcox.com



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## APPROVED SCHEME

The approved scheme was designed by Hutchinson Irvine Partnership Architects and we understand that the approved apartment accommodation comprises the following:

### Building 1

Apartment Number	Accommodation	Floor	Size (Approx. Sq.Ft)
1	2 bedrooms	Ground	850
2	2 bedrooms	Ground	850
3	2 bedrooms	First	935
4	2 bedrooms	First	795
5	2 bedrooms	First	795
6	2 bedrooms	Second	965
7	2 bedrooms	Second	795
8	2 bedrooms	Second	795
<b>Total</b>			<b>6,780</b>

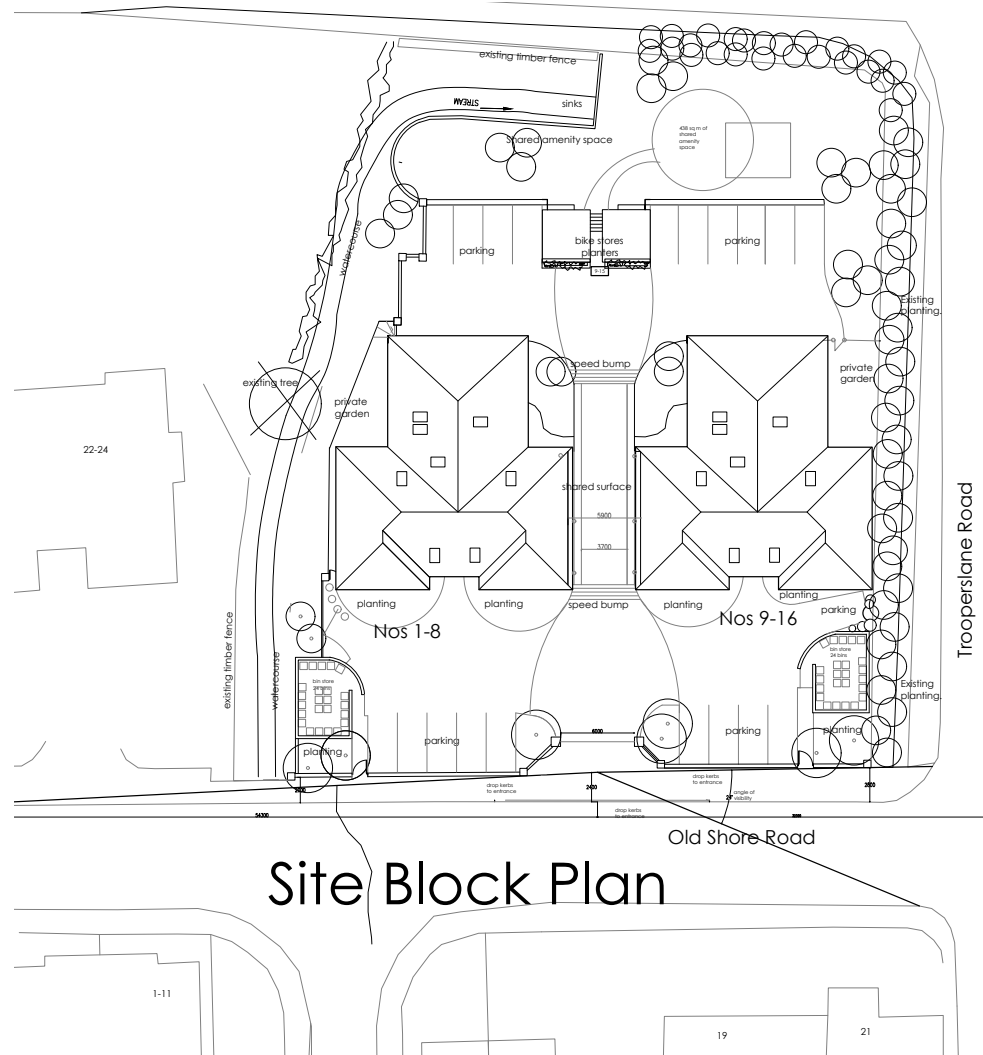
### Building 2

Apartment Number	Accommodation	Floor	Size (Approx. Sq.Ft)
1	2 bedrooms	Ground	850
2	2 bedrooms	Ground	850
3	2 bedrooms	First	935
4	2 bedrooms	First	795
5	2 bedrooms	First	795
6	2 bedrooms	Second	965
7	2 bedrooms	Second	795
8	2 bedrooms	Second	795
<b>Total</b>			<b>6,780</b>



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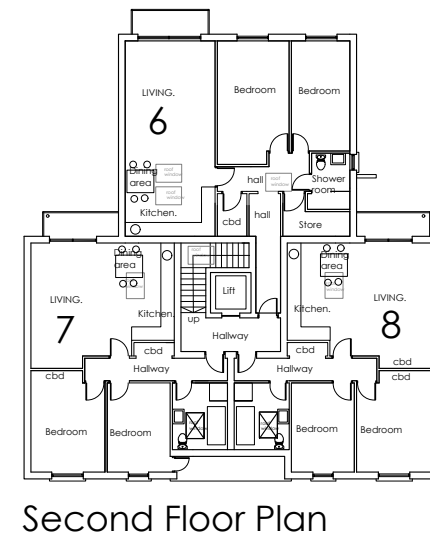
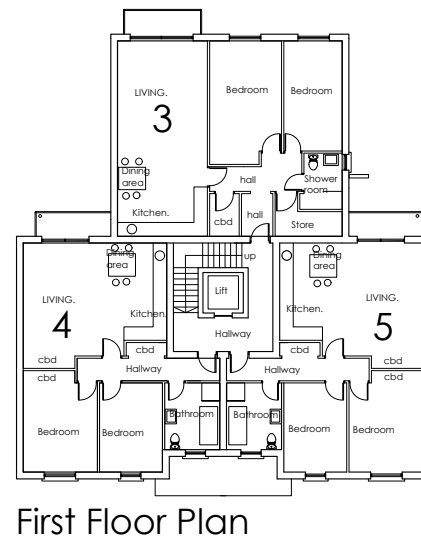
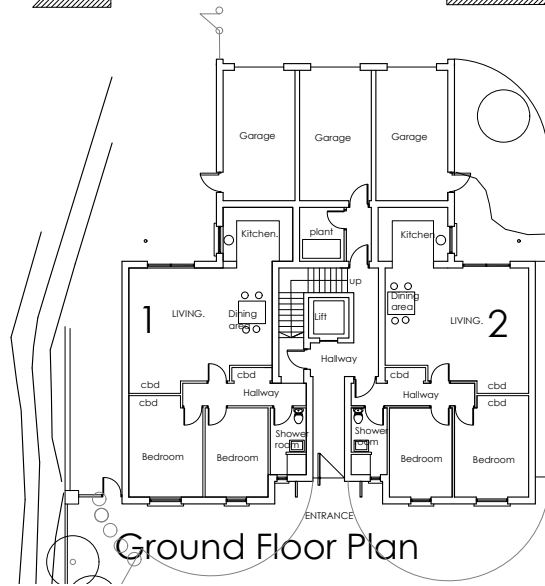
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## Site Block Plan

# Prime Seafront Development Opportunity Carrickfergus - 26/28 Old Shore Road BT38 8PF

# Riddell McKibbin



## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

### Mark Riddell

07920 186523

mark@riddellmckibbin.com

### Martin McKibbin

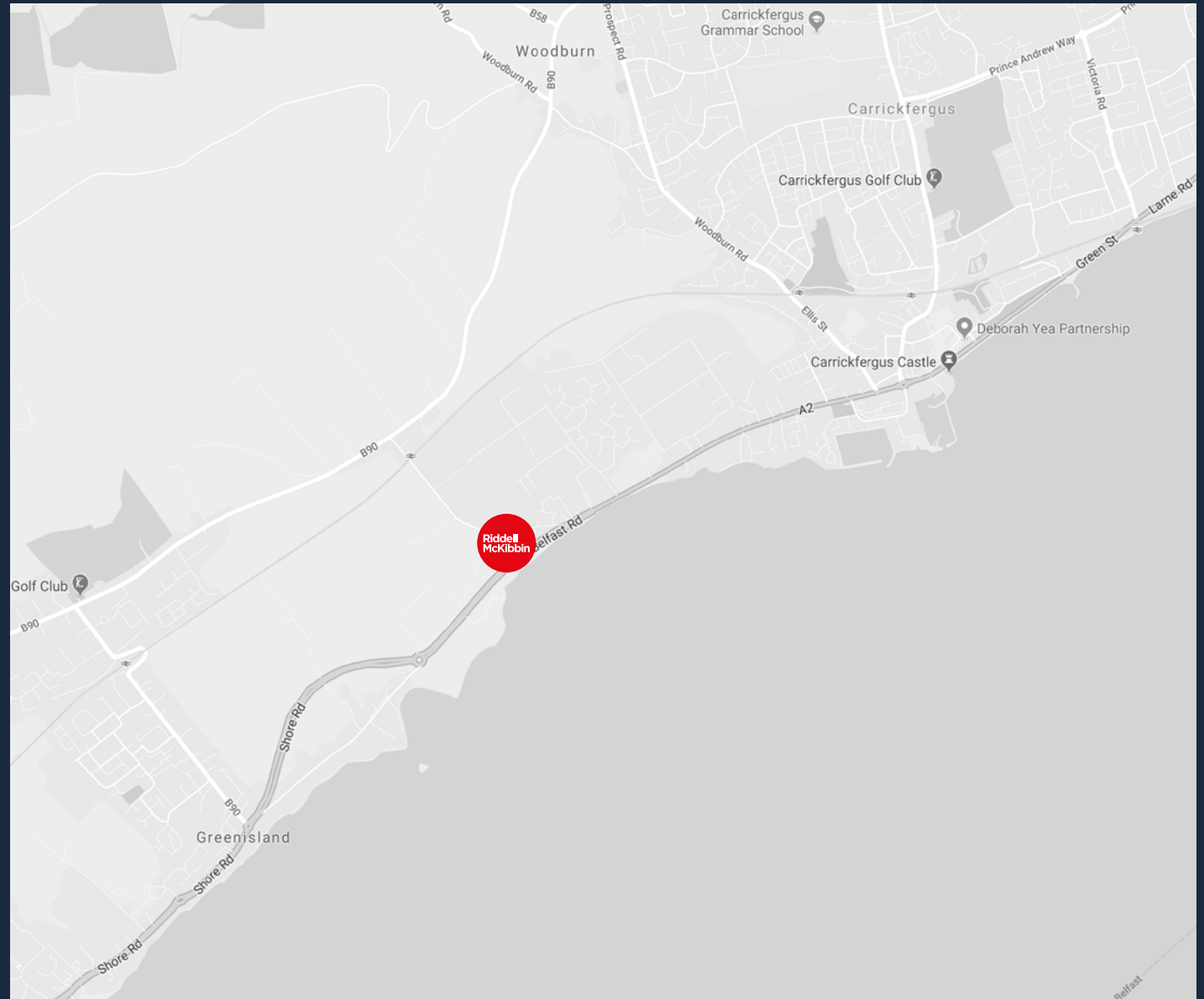
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