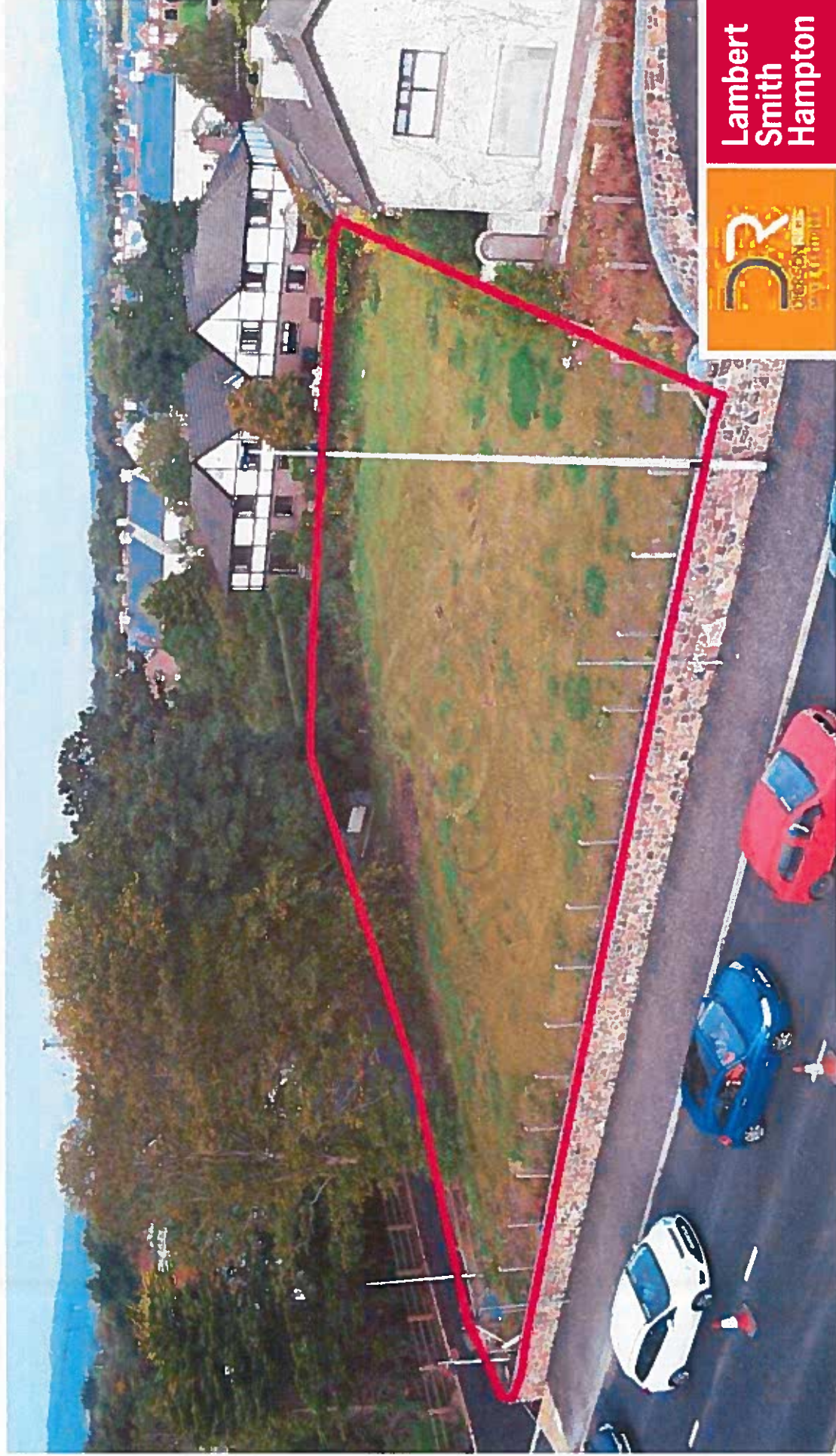


34 Shore Road, Greenisland, BT38 8UE

For Sale

Excellent Residential Development Opportunity with full planning permission for 2no. detached dwellings



**Lambert
Smith
Hampton**

Summary

- Residential development site extending to c.0.26 acres.
- Offers invited in excess of £225,000.
- Excellent location at Greenisland close to the Ulster University Campus.
- Full planning permission granted for 2 no detached dwellings and garages (LA03/2018/0307/F)
- Attractive setting in an established and popular residential location.

Location

The subject property occupies a fantastic elevated position overlooking Belfast Lough, approximately 7 miles north of Belfast city centre. The site is located adjacent to the Shore Road (A2) dual carriageway. The location benefits from excellent road infrastructure with M2 and M5 Motorway networks connecting the property with both the North and South of the province. Furthermore, Greenisland train station is approximately 5 a minute walk from the site.

Description

The subject site extends to a total of c.0.26 acres. It is regular in shape and flat in topography with frontage of approximately 36 metres to the Shore Road.

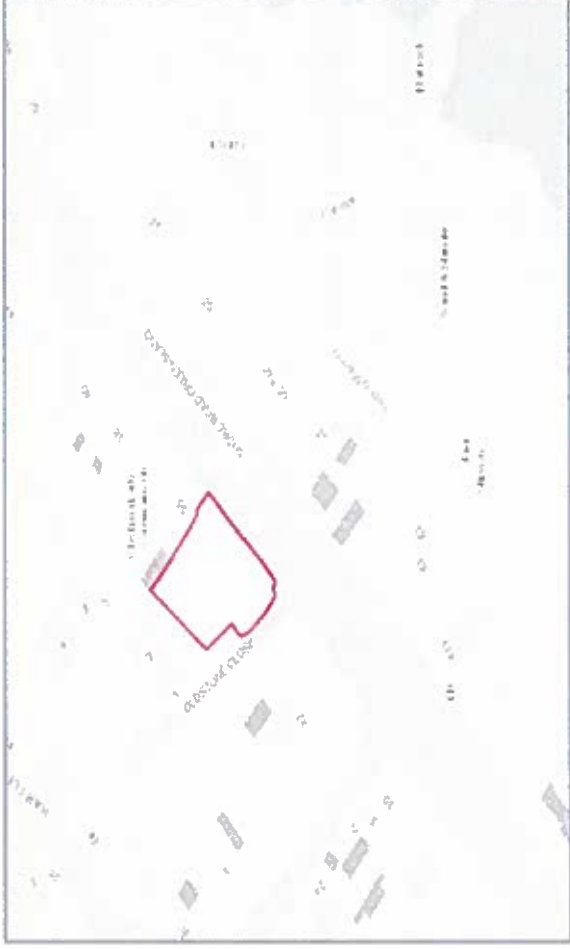
The site is currently vacant, however, we understand a dwelling house previously occupied the site and was demolished some years ago.

Planning

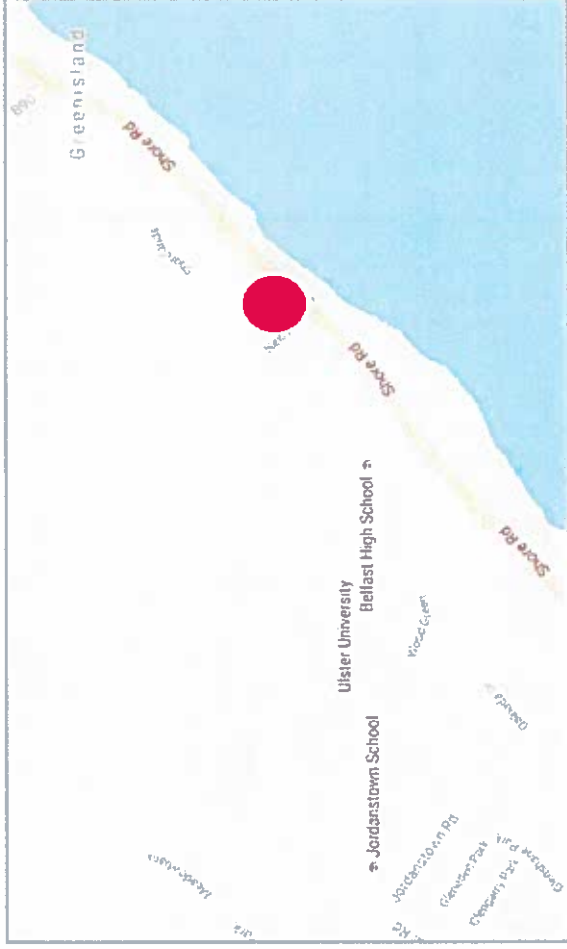
The site is situated within the development limit of Greenisland as designated in the Carrickfergus Area Plan 2001 and the draft Belfast Metropolitan Area Plan. The site is zoned as 'white land' and as such is suitable for residential and/or commercial uses, subject to planning. It is also included within the Shore Road Area of Townscape Character.

Full planning permission was granted 24 July 2018 for 2no. substantial residential dwellings and 2no. garages (Planning Ref: LA03/2018/0307/F). For further information and copies of drawings etc, please contact the agent.

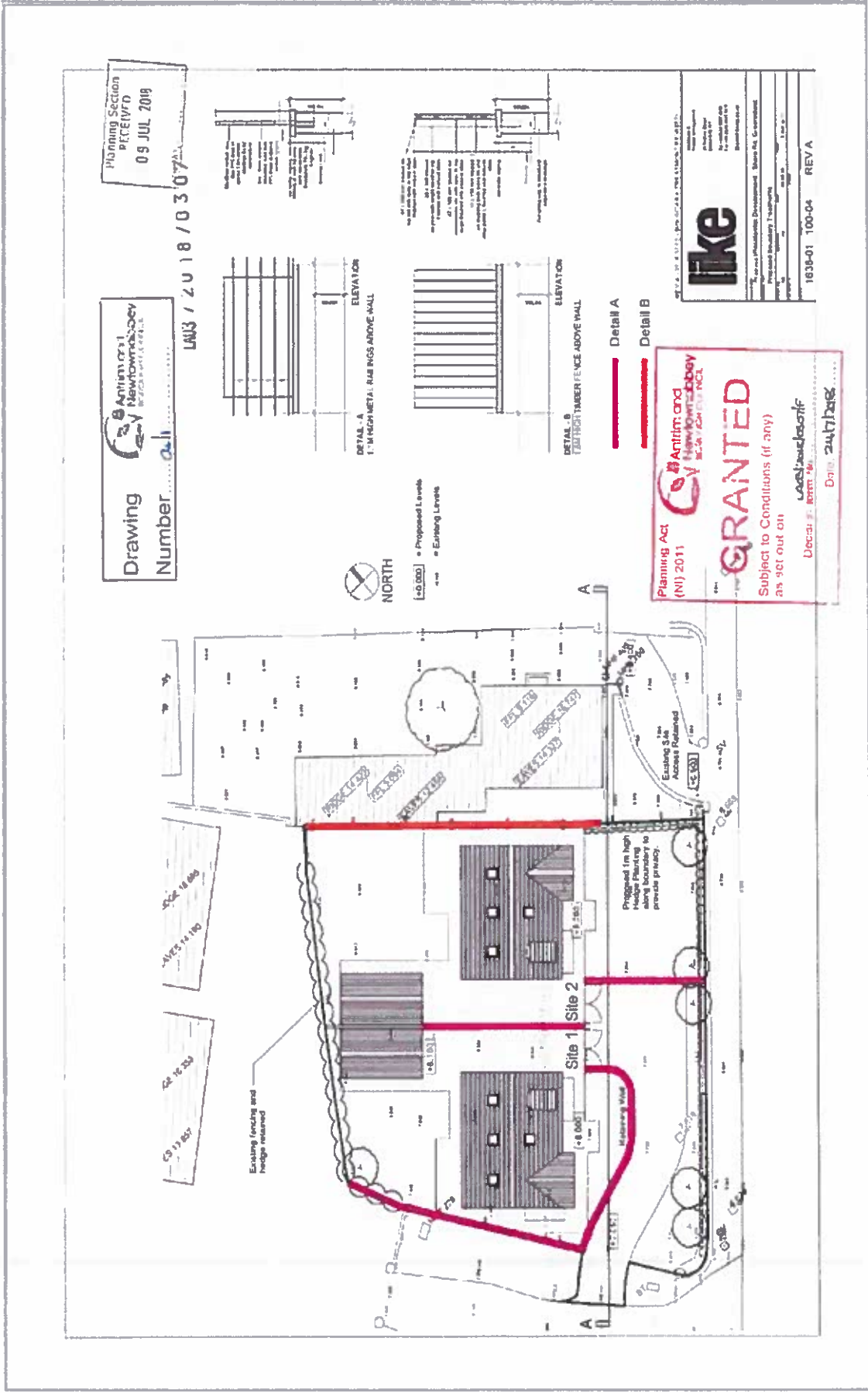
Full planning was also granted 26 June 2017 for a substantial 6 bedroom detached dwelling (Planning Ref: LA03/2016/1144/F). Drawings etc are available from the agent.



For Indicative Purposes Only

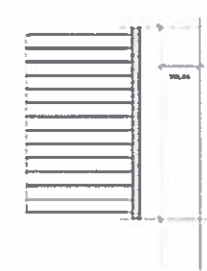
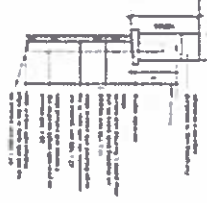
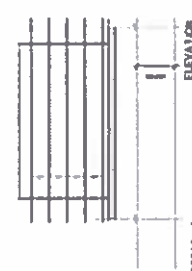
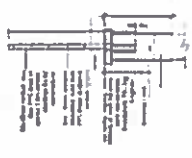
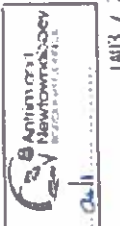


Site Layout



Planning Section
P/E/E/W/R/D
09 JUL 2018

Drawing Number
LWS / 2018 / 0307



Proposed Levels
Existing Levels

Detail A
Detail B

Planning Act (NI) 2011

GRANTED

Subject to Conditions (if any) as set out on

Decided by: **Local Authority**

Date: 24/7/2018

like

1838-01 100-04 REVA

House Elevations (Site 1)

Materials:
 Roof: Natural Slate
 Walls: Off White Smooth Sand Cement Render
 Windows: Hardwood Windows painted white
 Doors: Hardwood Painted finish
 Rain Water Goods: Cast Iron

like

1838-01 300-01
 L103 / 2018/0307

Planning Section RECEIVED
 4 APR 2018


1838-01 300-01
 L103 / 2018/0307

Drawing Number: 06

Antrim and Newtownabbey Borough Council

Planning Act (NI) 2011
GRANTED
 Subject to the conditions of the planning permission
 L103/2018/0307
 Date: 24/7/18

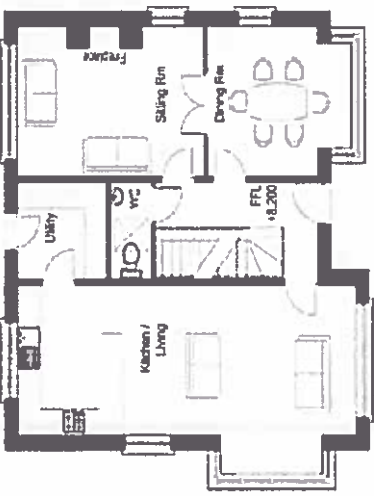
Floor Plans (Site 1)



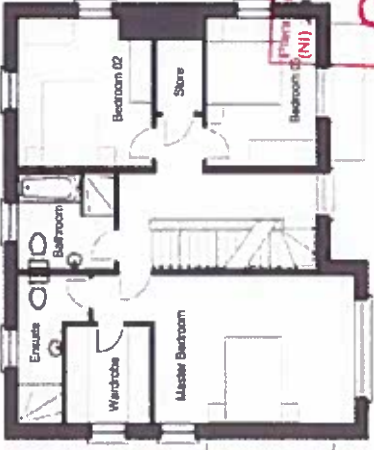
NORTH

Planning Section
RECEIVED
4 APR 2018

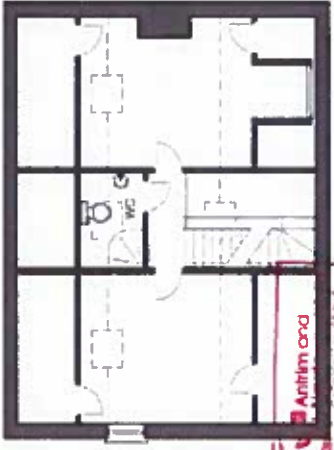
File No.



Ground floor plan



First floor plan



GRANTED

Subject to Conditions (if any)
as set out on Second floor plan
with variation if
Decision term 1b)

Date: 24/1/2018

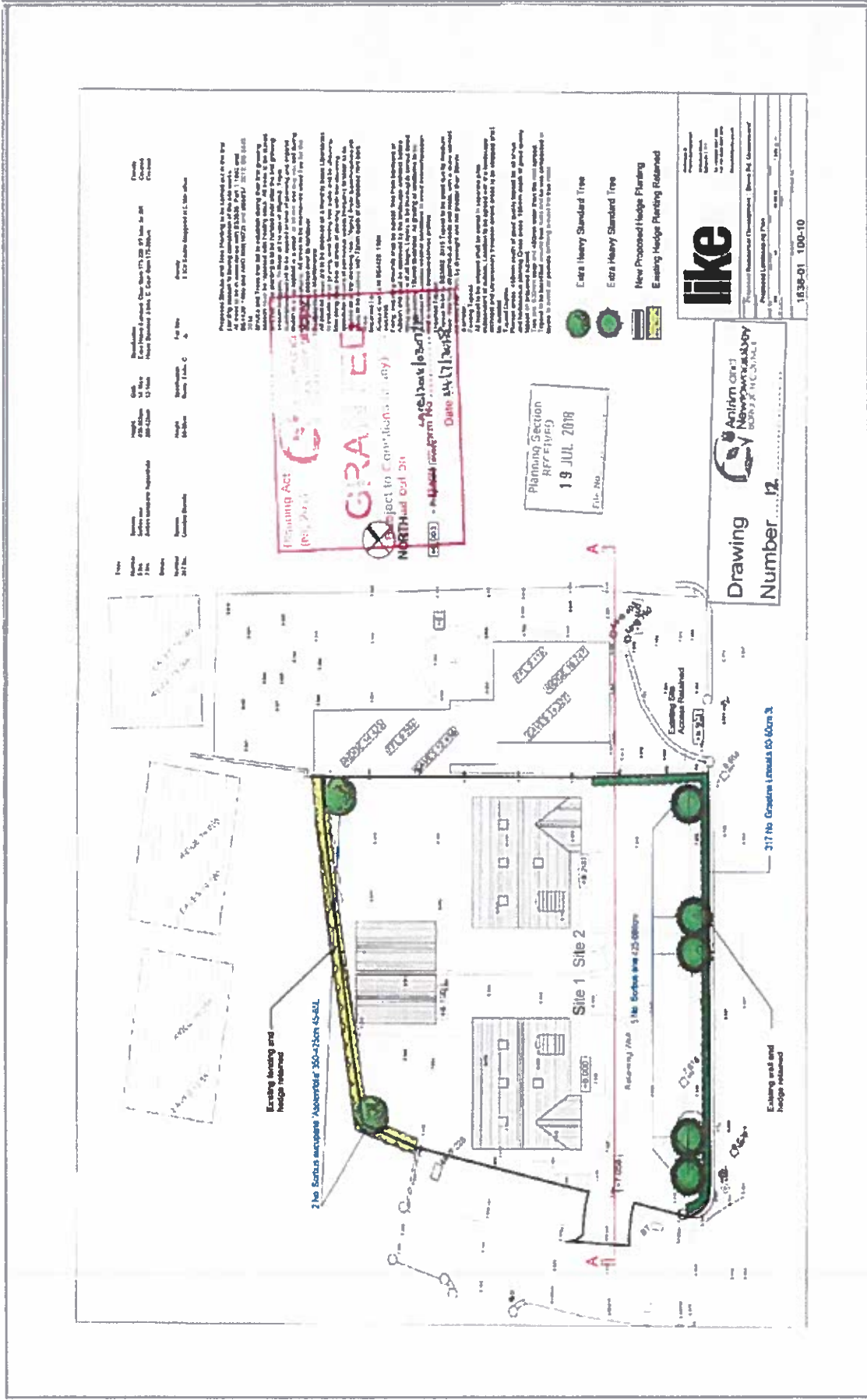
By: Antrim and Newtownabbey BOROUGH COUNCIL

Drawing Number

like

1838-01 / 200-01
LA03 / 2018 / 0307

Landscaping Plan





Title/Easement

We are advised that the subject site is held by way of effective freehold title.

We are advised that an easement is granted to the adjoining landowner of no.36 Shore Road. This easement is located along the eastern boundary of the subject site. For identification purposes only, the location of the easement is shaded orange and green on the previous Site Layout Map. For any queries on title and easement, please contact the vendors solicitor.

DWF (Northern Ireland) LLP
42 Queen Street
Belfast
BT1 6HL

Contact:
Tel: 02890 230230
Email: Kirsty.Mairs@dwf.law

Price

Offers invited in excess of £225,000 exclusive.

Value Added Tax

We are advised that VAT will not be charged on the purchase price.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Phillip Smyth
028 9026 9228
pssmyth@lsh.ie

James Dickson
028 9085 3226
james@dickson-rlce.com



Subject to Contract and Exclusive of V&Y © Lambert Smith Hampton January 2018

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their part agents of any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details, or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or of all and any prospective buyer or tenant must satisfy themselves by inspection, photograph, plan, drawing, aspect or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting, including in respect of any re-sale potential or value of it. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of the price or rent, no liability is accepted by LSH or its employees or agents. LSH will not be liable, whether in negligence or otherwise, for any loss arising from the use of these particulars or any information provided in respect of the property and to the extent that any such information has been made or given (readily) by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specifications or on any other information or on any other information concerning the location, appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are promoted for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any valuation or discrepancy in connection with such matters.