



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



64 The Promenade Portstewart BT55 7AF

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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON



GLENARM

Rear of 14 –18 Toberwine Street, BT44 0AA

Site for sale for 4 houses & maisonette unit with full planning

Offers Over £149,000

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are delighted to offer for sale this prime site practically adjacent to Glenarm Marina and seafront and the historic Glenarm Castle and forest. The site has full planning permission for 5 units and has currently a large guest house and shop on the site. The 5 units comprise a block of four semi detached 3/4 bed homes with private gardens and parking in a court yard dwelling type setting and one 2 bed apartment.

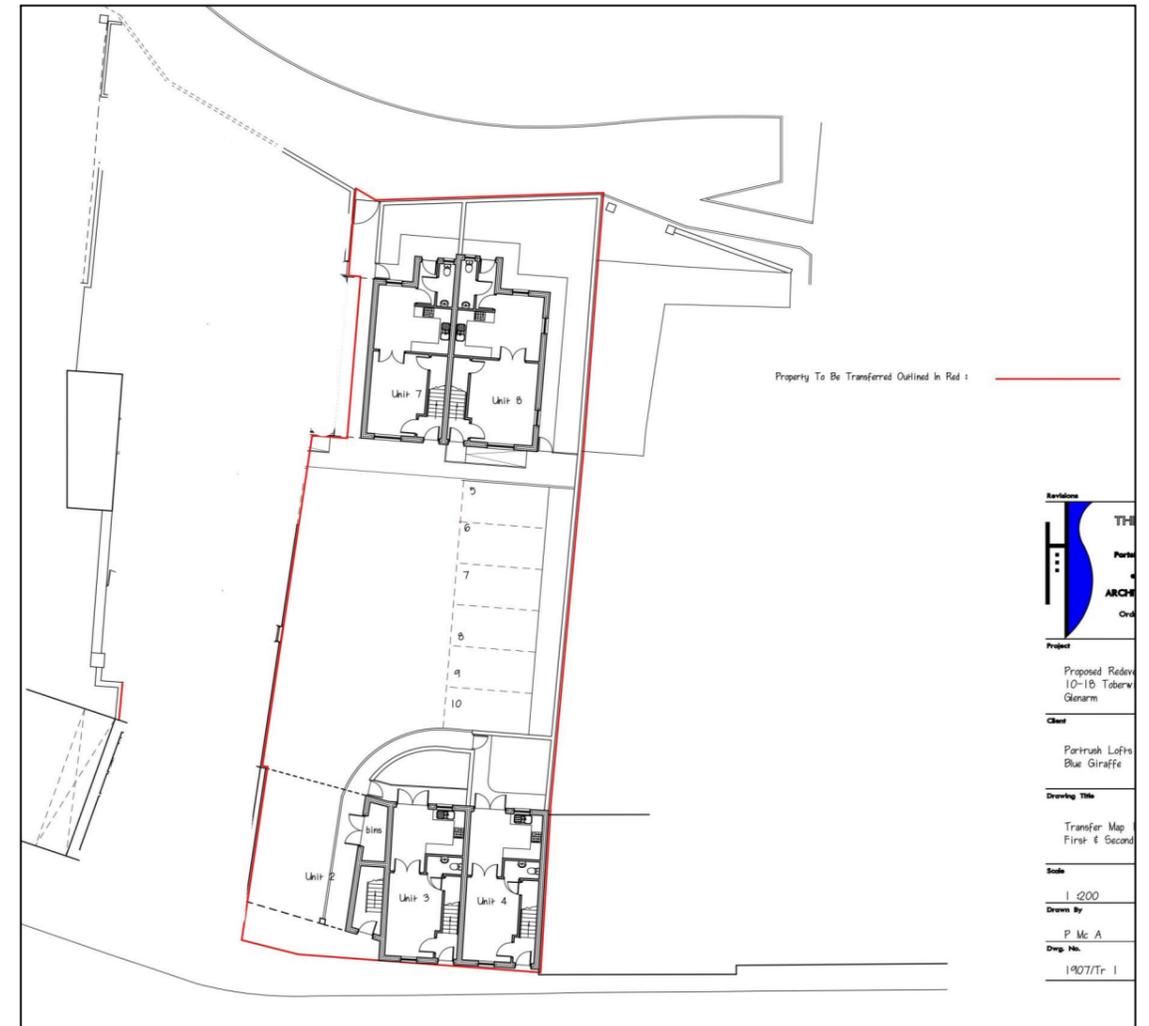
At present the site is occupied by a guest house and shop which has potential in its own right.

Glenarm is a village in County Antrim, located on the A2 coastal road which runs from Ballycastle in the north to Larne in the south. As you enter the village of Glenarm, cross the Glenarm River Bridge and turn right at the roundabout onto Toberwine Street. The properties will be situated on your immediate left.



SPECIAL FEATURES:

- ** Site Is Freehold & Situated Adjacent To Glenarm Marina & Historic Glenarm Castle
- ** Full Planning Permission Is Included & Plans Under Planning Ref LA02/2019/0347/F
- ** Plans Have Been Designed To Be of A Very Sellable Nature & Site Is Priced To Sell
- ** Services Adjacent To Site
- ** Each Unit Has Its Own Parking Space (Please Note that there is also 1 Parking Space In The Development extra included in the sale).





ELEVATION TO TOBERWINE STREET

New Extruded Aluminium Half Round Gutter Painted Black
 Existing Natural Wash Stakes Cleared Down
 Value Conservation Roof Lights

Exterior Quality Plywood Signage Board With Hardwood Ogee Profile Mouldings, Painted Gloss Black
 New Hardwood Framed Single Glazed Sliding Sash Windows With Profiles And Window Pattern To Match Existing. Painted Gloss White
 Flaking Paintwork Removed And Entire Facade Stabilised And Finished With 3 Coats Masonry Paint

General Notes :

1. All Damaged Glazed Panels To Be Replaced With Green Tinted Laminated Single Glazing Set In Putty Bed.
2. All Timber To Be Finished In Opaque Paint.
3. No Cementitious Materials To Be Applied To External Surfaces.
4. All New Masonry Paint To Be Breathable.
5. Grilles To Extractor Fans To Be Polyester Powder Coated Aluminium.

Listed Building External Finishes :

Roof : Existing Natural Stakes Cleared Down.
 Rooflights : Value Conservation Roof Lights.
 Rain Water Goods :
 Gutters : Half Round Extruded Aluminium Painted Black.
 Rain Water Pipes : Circular Cast Aluminium Painted Black.
 Walls : Repaired With Lime/Sand Plaster Finish And Painted With Non Cementitious Paint.
 Doors & Windows : Existing Frames Retained & Refurbished. New Windows To Be Hardwood Framed With Profiles To Match Existing Finish All Timber With 3 No. Coats Opaque White Paint.

Mid & East Antrim Borough Council
 Planning Act (NI) 2011
GRANTED
 Subject to Conditions (if any)
 as set out on
 Decision form No. CA22/2019/0347/K
 Date: 5/12/21

Mid & East Antrim Borough Council Planning RECEIVED
 22 DEC 2020
 File No.

LA02/2019/0347

A : 16-12-20 External Finishes Added

Revisions



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 Portrush, Co. Londonderry BT26 7BA
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 email: office@theharbourstudio.com
ARCHITECTURE INTERIOR DESIGN
 Ordnance Survey Licence No. 1564

Project

Proposed Redevelopment Of
 10-18 Toberwine Street
 Glenam

Client

Portrush Lofts Ltd. &
 Blue Giraffe

Drawing Title

Context Elevation To
 Toberwine Street

Scale

1:100

Drawn By

P Mc A

Checkd By

A

Date

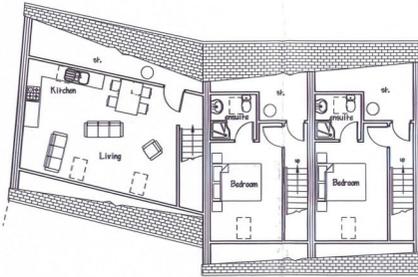
19/07/11

Date

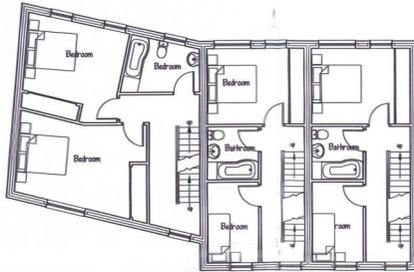
Apr' 19

Checked By

MID & EAST ANTRIM BOROUGH COUNCIL
 Drawing Number..... 23



SECOND FLOOR PLAN



FIRST FLOOR PLAN



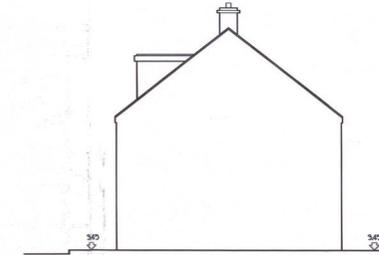
GROUND FLOOR PLAN



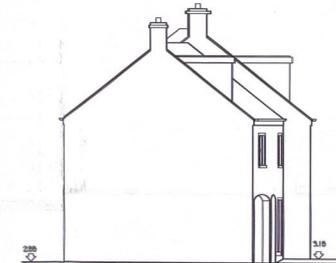
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Materials :
 Roof : Natural Slate & Terracotta Ridge Tiles
 Chimneys : Lead Clad Roof With Standard Slates
 Walls : Smooth Render With Painted Finish
 Windows : Hardwood Frames Painted
 Doors : Hardwood Painted
 Rain Water Goods : Polycast Powder Coated
 Cast Aluminium

MID & EAST ANTRIM BOROUGH COUNCIL
 Drawing Number.....10

MID & EAST ANTRIM BOROUGH COUNCIL
 06 MAY 2019
 P10 100

LA02/2019/0347

Planning Act (NI) 2011
GRANTED
 Subject to Conditions (if any)
 as set out on
 Decision form No. LA02/2019/0347
 Date 12/2/2019

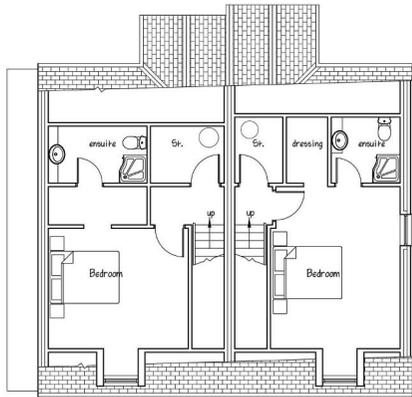
THE HARBOUR STUDIO
 136 The Diamond
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 Telephone: 028 7083 3332
 email: office@theharbourstudio.com
 ARCHITECTURE INTERIOR DESIGN
 Ordnance Survey Licence No. 1564

Project
 Proposed Redevelopment Of
 10 -18 Toberwine Street
 Glenam

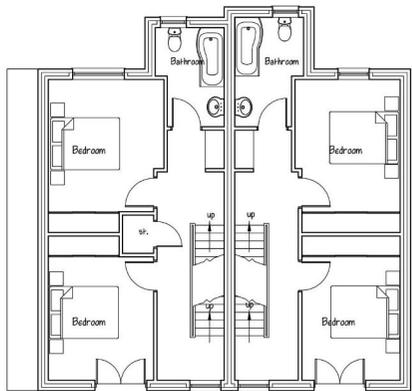
Client
 Parrush Leifs Ltd. &
 Blue Giraffe

Drawing Title
 Toberwine Street Block
 Plans & Elevations

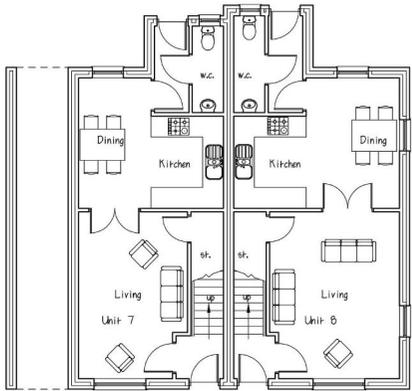
Scale	Date
1 : 100	Apr '19
Drawn By	Checked By
P. Mc. A.	
Dep. No.	
1907/09	



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Materials :
 Roofs : Natural Slates.
 Walls : Smooth Render With Painted Finish
 Windows : Hardwood Painted Framed.
 Doors : Hardwood Painted Framed.
 Rain Water Goods : Polyester Powder Coated
 Cast Aluminium

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 Ordnance Survey License No. 1564

Project
 Proposed Redevelopment Of
 10 -18 Toberwine Street
 Glenarm

Client
 Partrush Lofts Ltd. &
 Blue Giraffe

Drawing Title
 Reduced Townhouses Plans
 & Elevations

Scale	Date
1:100	Mar '21
Drawn By	Checked By
P Mc A	
Dwg. No.	
1907/10 a	