



# 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



# ARMSTRONG GORDON



## ARTICLAVE

Site of former dwelling on St. Paul's Road adjacent to Colleen Terrace (Ardina Road)

BT51 4UN

Offers Over £49,500



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

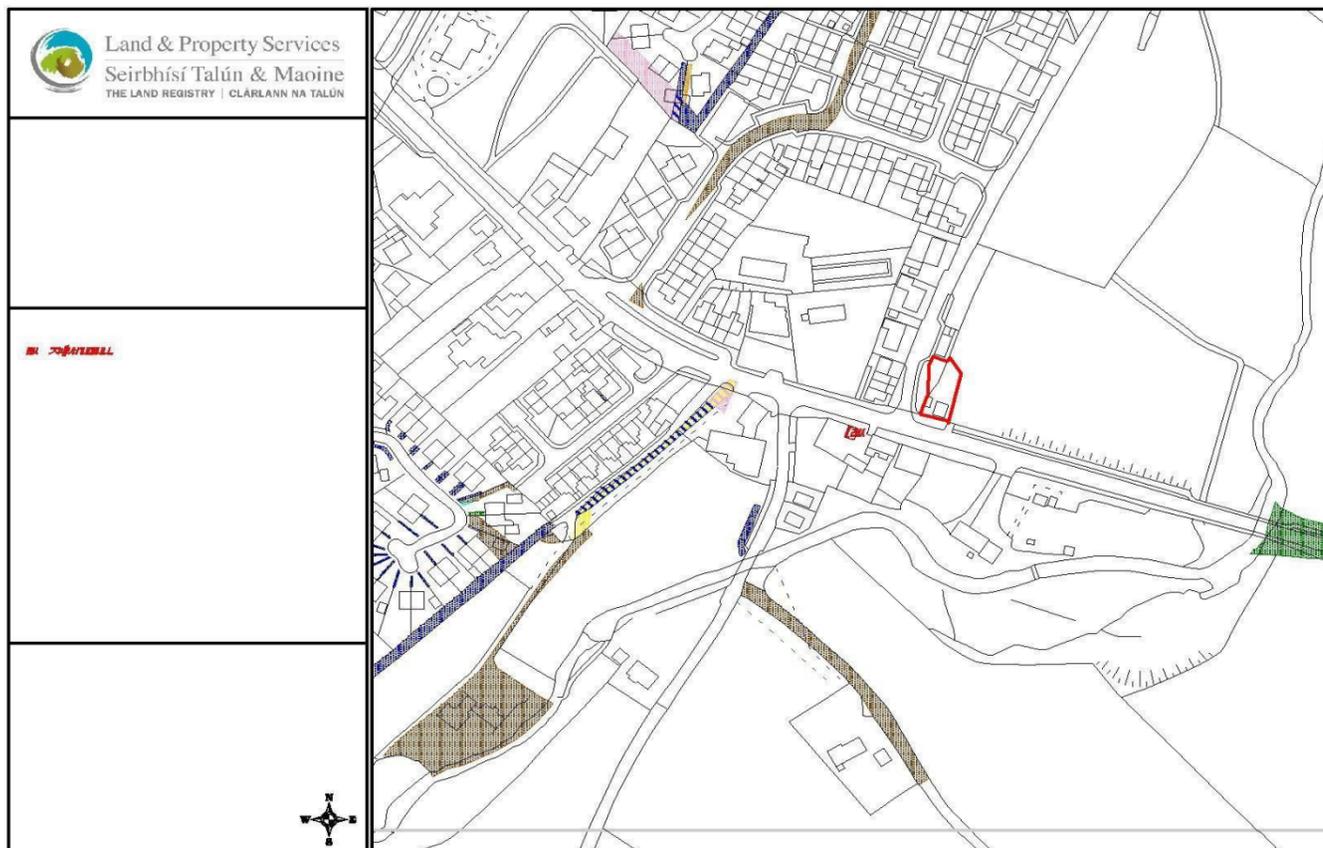
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028 7083 2000  
www.armstronggordon.com

Armstrong Gordon are delighted to offer for sale this superbly located building site which would offer sweeping countryside views to rear with views of scenic River Bann and Stunning North Antrim Coast in the background. The site is located within the town limits under Northern Area Plan 2016. The site previously had a detached bungalow and garage on the site.

Leaving Coleraine on the Castlerock Road, proceed onto the A2 Quilly Road which will lead you directly into the village of Articlave. Turn right on to Ardina Road and the site will be located on your right on the corner before the Chinese takeaway.



**SPECIAL FEATURES:**

- \*\* Site Of Former Dwelling & Garage
- \*\* Countryside, River & Coastal Views To Rear
- \*\* Easement In Place For Septic Tank Through Adjacent Field
- \*\* May Be Suitable For Multiple Dwellings  
Subject To Planning & Necessary Consents

**PLEASE NOTE ALL RED LINES ARE APPROXIMATE**



Possible suggestion for a site plan for a replacement dwelling as per below plans.

