

256 Ballyduff Road, Newtownabbey, Belfast, BT36 6PA

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**For Sale**

Residential Development Opportunity



**Lambert  
Smith  
Hampton**



## Location

The subject site occupies a superb private elevated site overlooking Knockagh Hill with views towards Belfast Lough. The site is accessed from the Ballyduff Road via a private laneway and is located approximately 6 miles North of Belfast City Centre. The site is also very conveniently located for the following:-

- M2 Motorway 1.7 miles
- Glengormley 1.6 miles
- Whiteabbey 3 miles
- Jordanstown 1.4 miles
- Ulster University 1.8 miles
- Mallusk 2.4 miles
- Belfast International Airport 13 miles
- Belfast City Airport 7 miles

## Description

The subject site is set in an excellent secluded location just off Ballyduff Road, Newtownabbey. The site is flat in topography and extends in total to c.0.75 acres. The site currently comprises of a former Church Hall and car parking area, and it accessed via a private tarmac laneway.

## Site Area

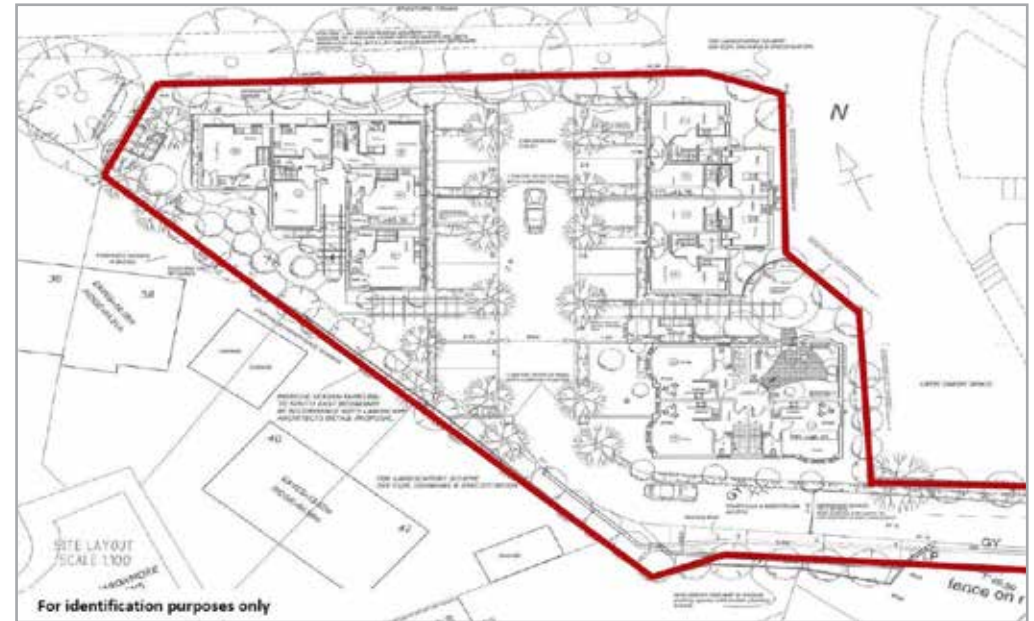
Total Site Area: 0.75 acres (0.30 hectares).

## Planning

The subject site is situated within the development limits of Newtownabbey and is designated as “white land” within the Belfast Metropolitan Area Plan 2015 (BMAP).

The site currently benefits from full planning permission for the development of 12 no. duplex apartments under planning reference U/2005/0011/F. This permission was granted on 4 January 2007 and has since been validated by the construction of foundations on the site.

There may be an opportunity to revise the current residential planning permission or alternatively the site could be suitable for a range of uses, subject to planning.



For Indicative Purposes Only



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## Title

Freehold.

## Stamp Duty

This will be the responsibility of the purchaser.

## Price

Offers are invited in the region of £190,000.

## Value Added Tax

All prices quoted are exclusive of, but may be liable to VAT.

## Viewing Details / Further Information

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

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Smith  
Hampton**

Martin Mallon  
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### **Lambert Smith Hampton**

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