

Expressions of Interest Invited (on a sale or leasehold basis)

Development Lands, Comber Road, Newtownards, Co Down, BT23 4QP

Prominent mixed use development opportunities from 1-25 acres with outline planning permission for a wide range of uses



 The logo for Simon Brien Residential, featuring the name 'simon' in white, 'BRIEN' in large yellow letters, and 'RESIDENTIAL' in white below it.	 The logo for Lambert Smith Hampton, featuring the name 'Lambert Smith Hampton' in white text.
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Summary

- Highly prominent opportunity on the edge of Newtownards town centre.
- Strategic location with dual frontage onto both A21 (Comber Road) and A20 (Castlebawn Road/Comber/Portaferry Link road).
- Approx. 25 acres (c.10.1 hectares).
- Outline planning permission granted for a mixed use development to include residential, nursing home, hotel, petrol filling station, neighbourhood centre, leisure, business and light industrial park uses.
- Expressions of interest are invited for entire site or in part.

Location

Newtownards lies at the northern tip of Strangford Lough and is a vibrant town serving much of north Down and the Ards Peninsula. There has been rapid growth in the town over the past number of years, with the local district of Ards having a population in the region of 78,000 people.

The subject land benefits from its close proximity to the following destinations (distances approx.):

1. Ards Shopping Centre	1.31 km	6. Belfast City Centre	9 miles
2. Newtownards Town Centre	1.28 km	7. Belfast City Airport	8 miles
3. Tesco Extra	250 meters	8. Holywood	7 miles
4. Castlebawn Retail Scheme	250 meters	9. Bangor	5 miles
5. Lidl	140 meters	10. Comber	5 miles

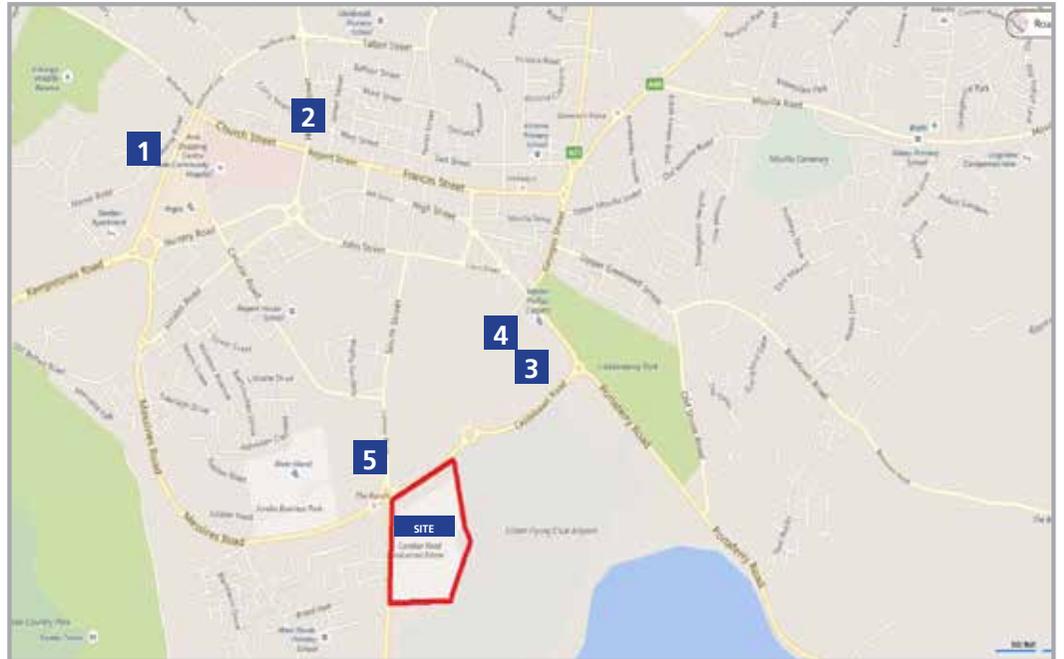
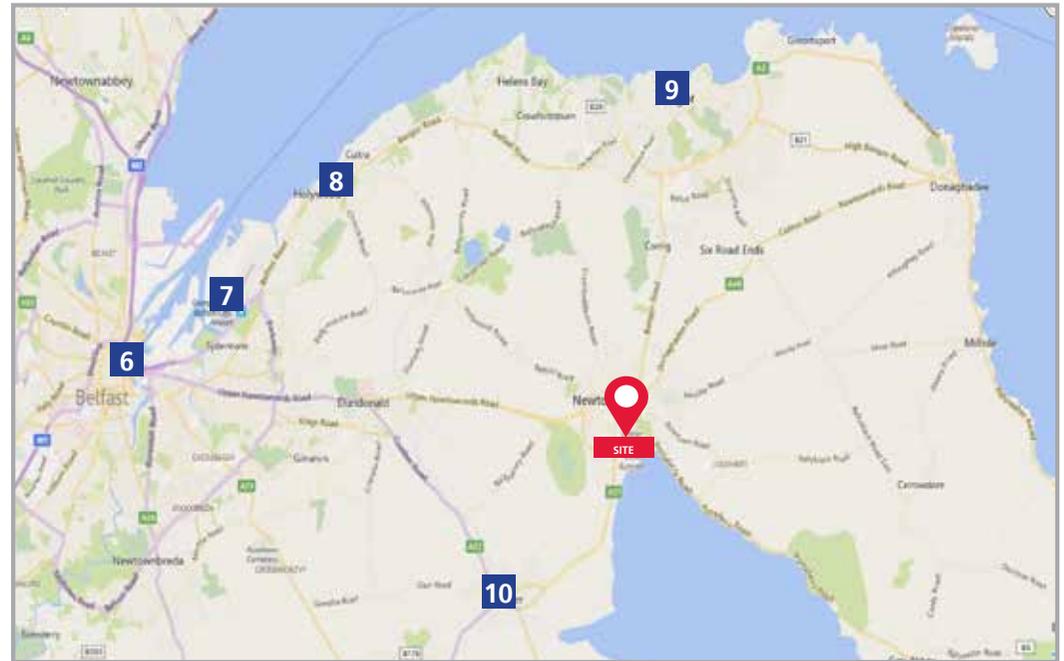
The location has been greatly enhanced by the completion of the A20 (Castlebawn/Comber/Portaferry Link road).

Description

The site is that of a former weaving factory, with all former industrial buildings demolished, leaving a large area of hardstanding. The site is secured by a 2m high metal fence and is currently accessed off the A21 Comber Road.

The immediate vicinity comprises a healthy mix of residential, commercial, retail, leisure, food and beverage uses. Notable occupiers in the immediate vicinity include Tesco Extra, Matalan, Home Bargains and Burger King (all located within the nearby Castlebawn Retail Park). The established business area of Scrabo Business Park and Jubilee Road is located opposite, occupiers include Lidl, Murdock Building Merchants and Hughes Insurance. Ards Shopping Centre is also located nearby. Newtownards Airfield abutts the eastern boundary of the lands.

The strategic location and setting of the lands offer an excellent opportunity to develop a high quality mixed use scheme.



For Indicative Purposes Only

Planning

The subject land lies entirely within the development limits of Newtownards, as per the Ards and Down Area Plan 2015 and is identified as an area of existing industrial land.

The entire lands were granted outline planning on 15th June 2017 (Planning Ref: LA06/2015/0283/O) for construction of a mixed use development. As per the approved Masterplan (overleaf), the approved scheme consists of the following elements:

Use	Ref	Description	Acres
Residential Apartments	1	96 units	3
Nursing Homes	2	2 x 70 bed	2
Hotel	3	100 bed	2
Petrol Filling Station (PFS)	4	PFS with Kiosk	4
Neighbourhood Centre	5	11 units including fast food & cafe	4
Leisure Complex	6	20,000 sq ft	5
Business Park / Units	7	90,000 sq ft	5.5
Light Industrial / Business Units	8	40,000 sq ft	5
Landscaping	-	-	3.5
Total			25

Copy Masterplan overleaf, for further information in relation to planning please contact the agents.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the purchase price.

Viewing Details / Further Information

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

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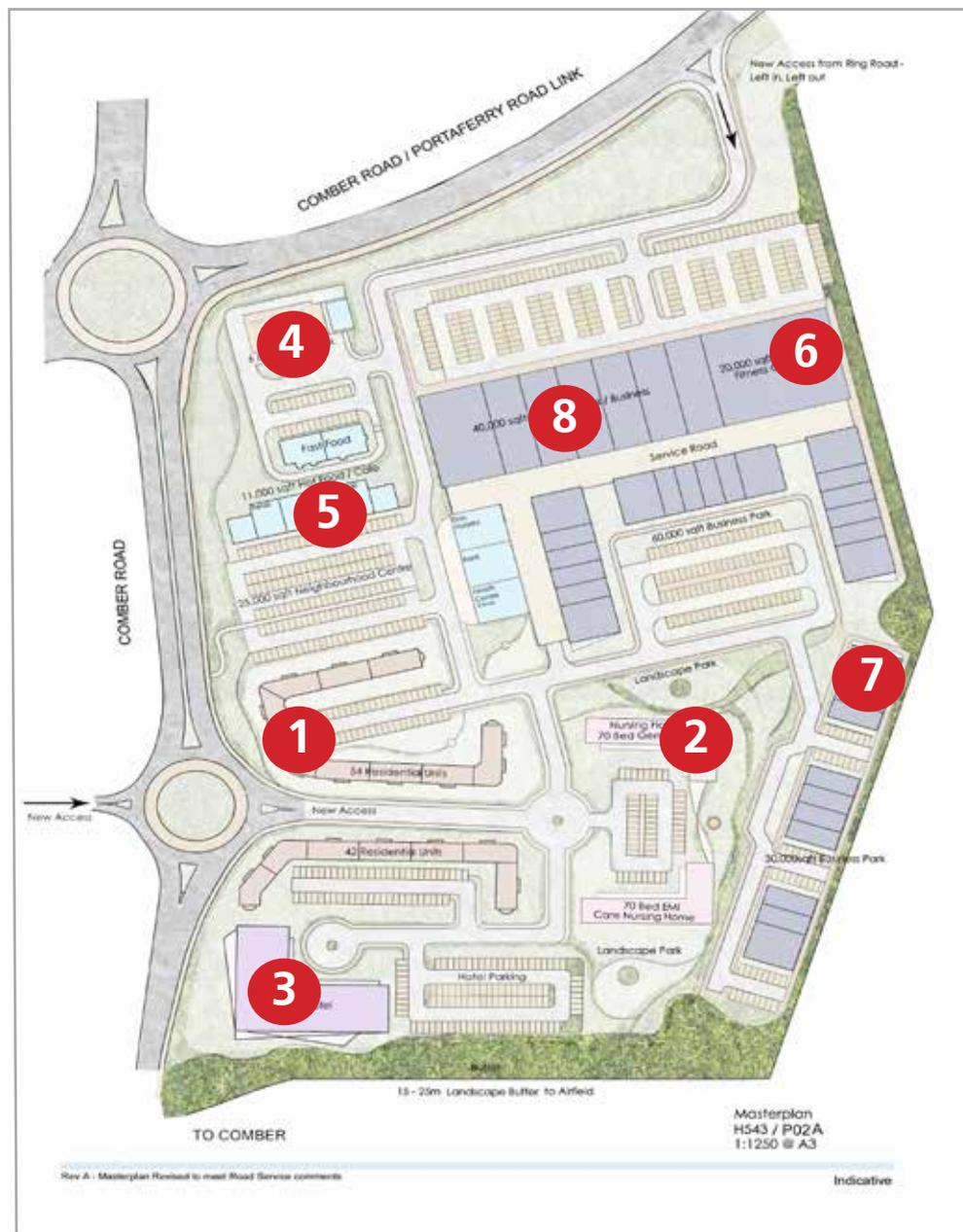
Site boundary for For Identification purposes



Photo taken prior to recent demolition

Proposed uses on masterplan for illustrative purposes only

Approved masterplan



Site Plan



Photo taken prior to recent demolition - for illustrative purposes only

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