

SITE FOR SALE AT

26-32 CAUSEWAY STREET

Portrush BT56 8AB



Computer
Visual



FOR SALE

Prime Residential
Development Opportunity
Site for 13 Apartments with
Full Planning (0.102 hectares)

SUMMARY

- Prime town centre location
- Full Planning Permission for 13 very large apartments in comparison to most other local developments Ref. LA01/2015/0914/F
- Top floor views of the Atlantic Ocean, White Rocks Beach and Skerrie Isle, across to Royal Portrush Golf Club
- Large car park to rear with ample room for storage units and or bicycle parking



LOCATION

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street.

Numbers 26 - 32a will be located on your left hand side opposite The Springhill Bar.

DESCRIPTION

Armstrong Gordon Estate Agents and Lambert Smith Hampton Estate Agents, Belfast are delighted to offer this superb development site with full planning permission for thirteen large apartments on the main approach road from Portrush town centre out towards Royal Portrush Golf Club.

The site itself is already cleared ready for immediate start and the apartment units themselves have been mainly designed as larger 2 / 3 bedroom units rather than compete with smaller sized units being built within the town.

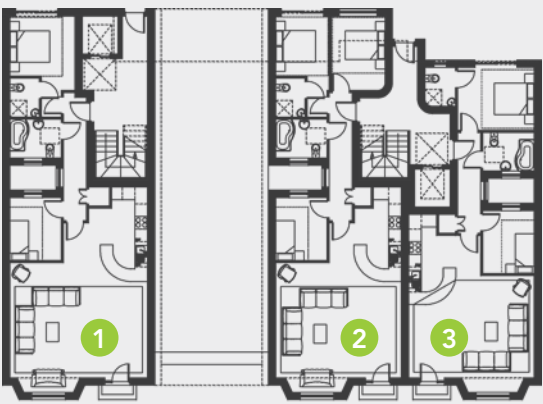
The top floor penthouses have views over the buildings opposite onto the beach, Atlantic Ocean and across to Royal Portrush Golf course.

APARTMENT SCHEDULE

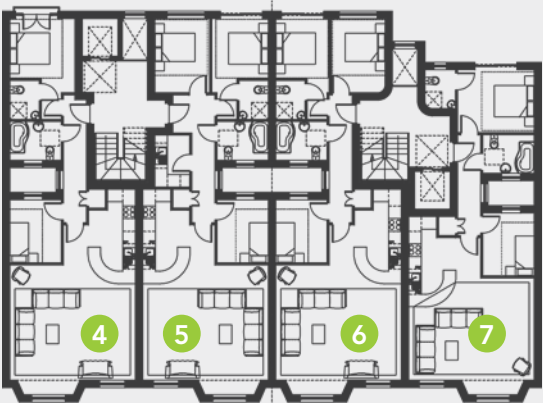
Apt No.	Floor	Bedrooms	Area
1	Ground	2	912 ft ²
2	Ground	3	940 ft ²
3	Ground	2	780 ft ²
4	Floor	2	906 ft ²
5	Floor	3	1012 ft ²
6	Floor	3	940 ft ²
7	Floor	2	780 ft ²
8	Second	2	906 ft ²
9	Second	3	1012 ft ²
10	Second	3	940 ft ²
11	Second	2	780 ft ²
12	Third	3	1182 ft ²
13	Third	2	928 ft ²

TOTAL 12,018 ft²

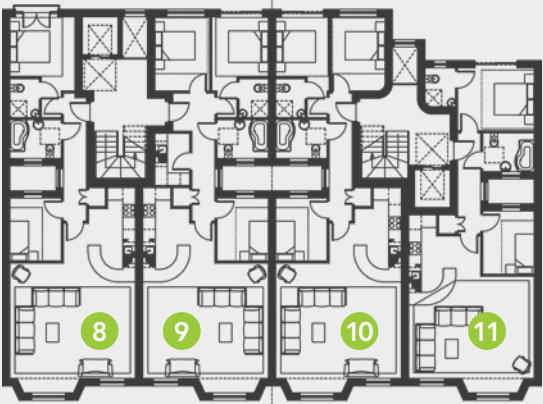
Copy planning permission and drawings are available from either agent on request.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



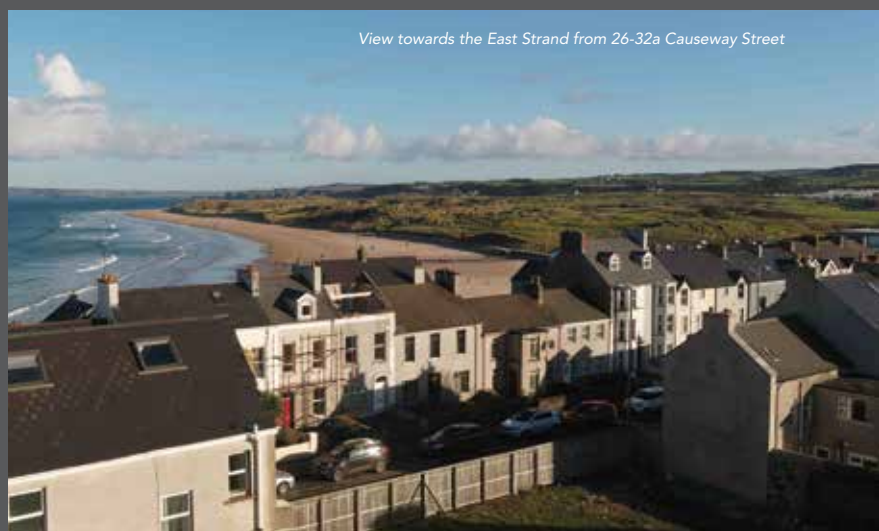
SITE LAYOUT

Not to scale



Causeway Street

View towards the East Strand from 26-32a Causeway Street



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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Portstewart BT55 7AF

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Hampton**

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Contact Philip Smyth
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Email pssmyth@lsh.ie

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ARCHITECTS



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.