

Kilroot Park, Larne Road, Carrickfergus, BT38 7PR

For Sale

Zoned Industrial Development Lands Totalling Approximately 21.95 Acres (8.88 Hectares)



**Lambert
Smith
Hampton**

Location

Carrickfergus is a small town located approximately 8 miles north east of Belfast, on the northern shore of Belfast Lough. Carrickfergus is the main settlement however there are a number of smaller ancillary centres such as Greenisland to the south and Whitehead to the north. The population of Carrickfergus Borough in 2011 was just over 39,000. Carrickfergus is served by a railway line that connects Belfast and Larne. Both of Belfast's airports are within a 20 minute drive of the town, as are the main sea ports of Belfast and Larne.

Description

The property is situated on the south-eastern side of the Larne Road approximately 3.5km northeast of Carrickfergus town centre. The Property is a development site extending to approximately 21.95 acres and is zoned for employment/ industry. The Property was previously used as a social club and recreation centre, a derelict building remains. There is a lake located on the Property. The total development land extends to 20.68 acres.

Site Area

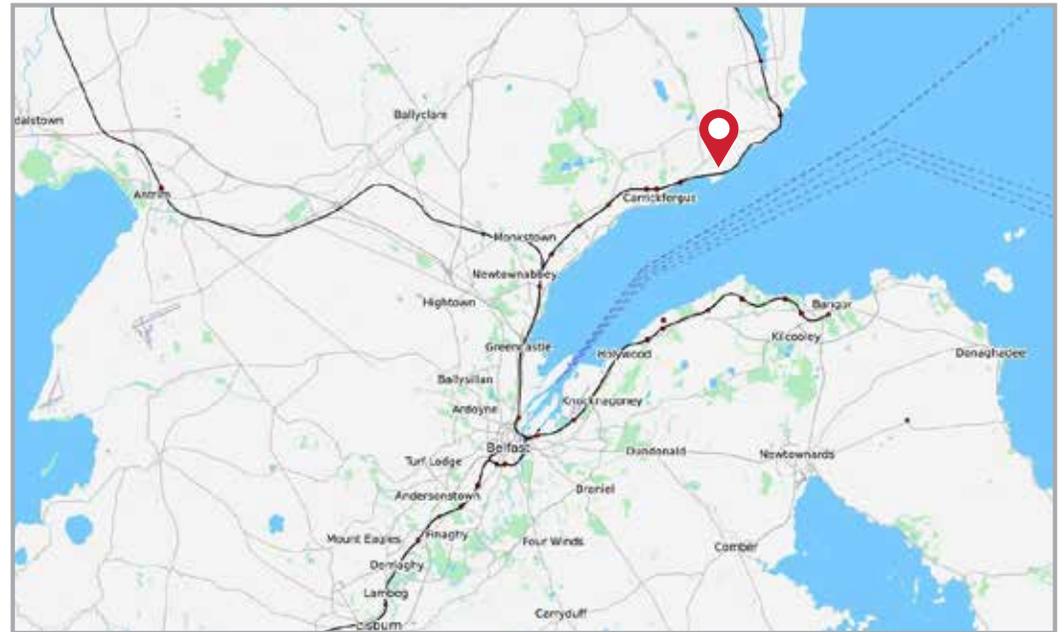
Frontage to Larne Road	270m	885 ft
Site Depth	470m	1,541 ft
Site area	8.88 hectares	21.95 acres

Tenure

The property is held Long Leasehold subject to a nominal ground rent with no restrictive covenants.

Planning

The property falls under the Belfast Metropolitan Area Plan (BMAP) 2015, Volume 4 District Proposals Carrickfergus, According to Map no.3a the site is located within the Settlement Development Limit, it is a major area of existing Employment/ Industry and also located directly along the site is a Site of Local Nature Conservation Importance and Area of Constraint on Mineral Developments.

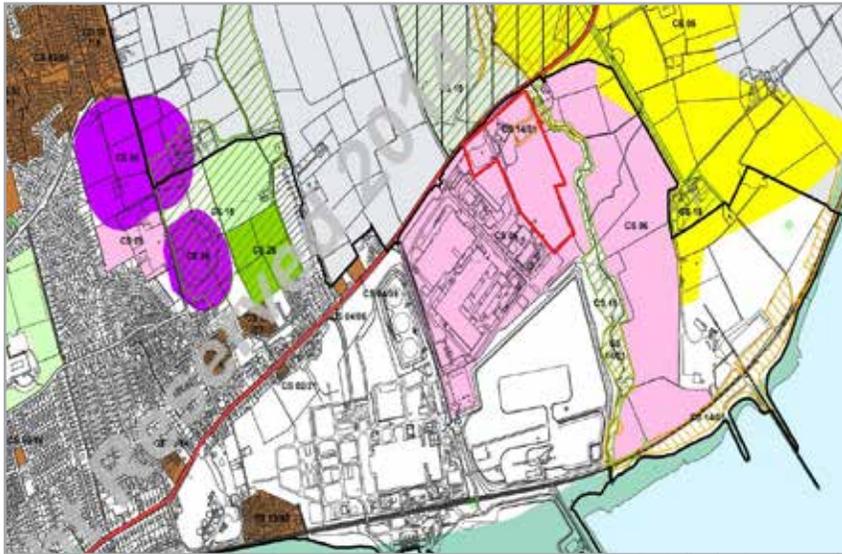


For Indicative Purposes Only





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Price

Upon application. Please contact the agent.

Rates

The Property is currently not on the rating list.

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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