

Irish Street, Downpatrick, BT30 6BE

Expressions of Interest Invited

Prominent Town Centre Development Opportunity Site of approx. 1.80 acres (0.73 hectares)

On the instructions of



**Lambert
Smith
Hampton**

Summary

- c. 1.80 acre (c.0.73 hectare) town centre development opportunity site.
- Strategic and prominent location in the heart of Downpatrick town centre.
- Comprises the former PSNI Station site plus a Council owned surface car park.
- Excellent linkages into the town centre.
- The Department of Communities in conjunction with Newry, Mourne and Down District Council are inviting **Expressions of Interest**.
- Expressions of Interest to be returned by **12 noon Friday 18 September 2020**.

Location

Downpatrick is a well-established town located in the south east of Northern Ireland and lies centrally within County Down. The town serves as the commercial, recreational and administrative centre for the surrounding locality and as a hub for nearby towns and villages. Nearby towns in the area include Ballynahinch (10 miles north east), Saintfield, (12miles north), Strangford (9 miles east), Ardglass (6 miles south east) and Newcastle (14 miles south west).

Located within an hours drive (23 miles) of Belfast, Downpatrick has grown in significance as a commuter town. The town is connected to Belfast along the A7 Link Corridor.

Downpatrick is well situated within a wealth of tourism opportunities. Famously known for its connection with St Patrick, other attractions include Down Cathedral, Strangford Lough and the Ards Peninsula, the Mourne Mountains.

Description

The subject comprises a development opportunity site of approx. 1.80 acres (approx. 0.73 hectare). The site comprises a decommissioned Police Station and a surface level car park (approx. 75 spaces). The former Police Station buildings front onto Irish Street, whilst the surface level town centre car park is currently accessed off Irish Street.

The site occupies a strategic and prominent location in the heart of Downpatrick with excellent linkages to the town centre. Irish Street is situated just off the main shopping thoroughfare of Market Street, with the site having pedestrian linkages via the car park into Market Street.

Planning

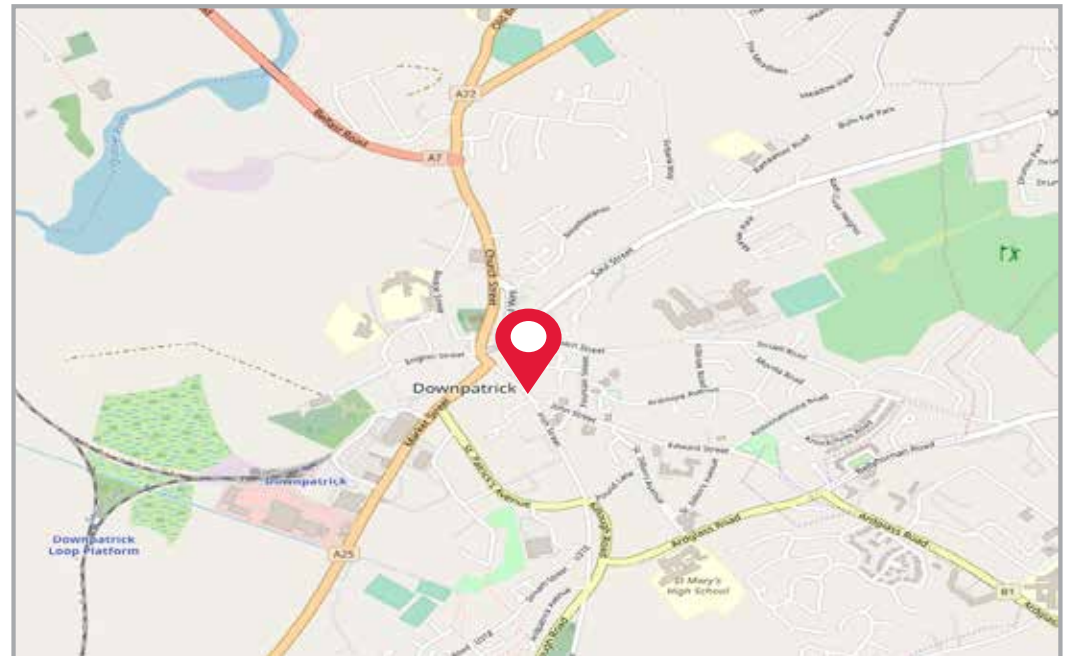
As per the Ards and Down Area Plan 2015, the site has no specific zoning and would therefore be known as "whiteland".

The former Police Station building is identified as a Development Opportunity site in the Area Plan. The section of the site which fronts onto Irish Street rests within Downpatrick Conservation Area, while part of it falls within the Primary Retail Core.

The local plan highlights that preferred uses for the former Police Station buildings would be housing or offices, in order to avoid the changes to the façade of the listed building at ground floor level, which are generally necessary for retail use. Other uses may be acceptable, subject to sensitive treatment of the Irish Street façade.

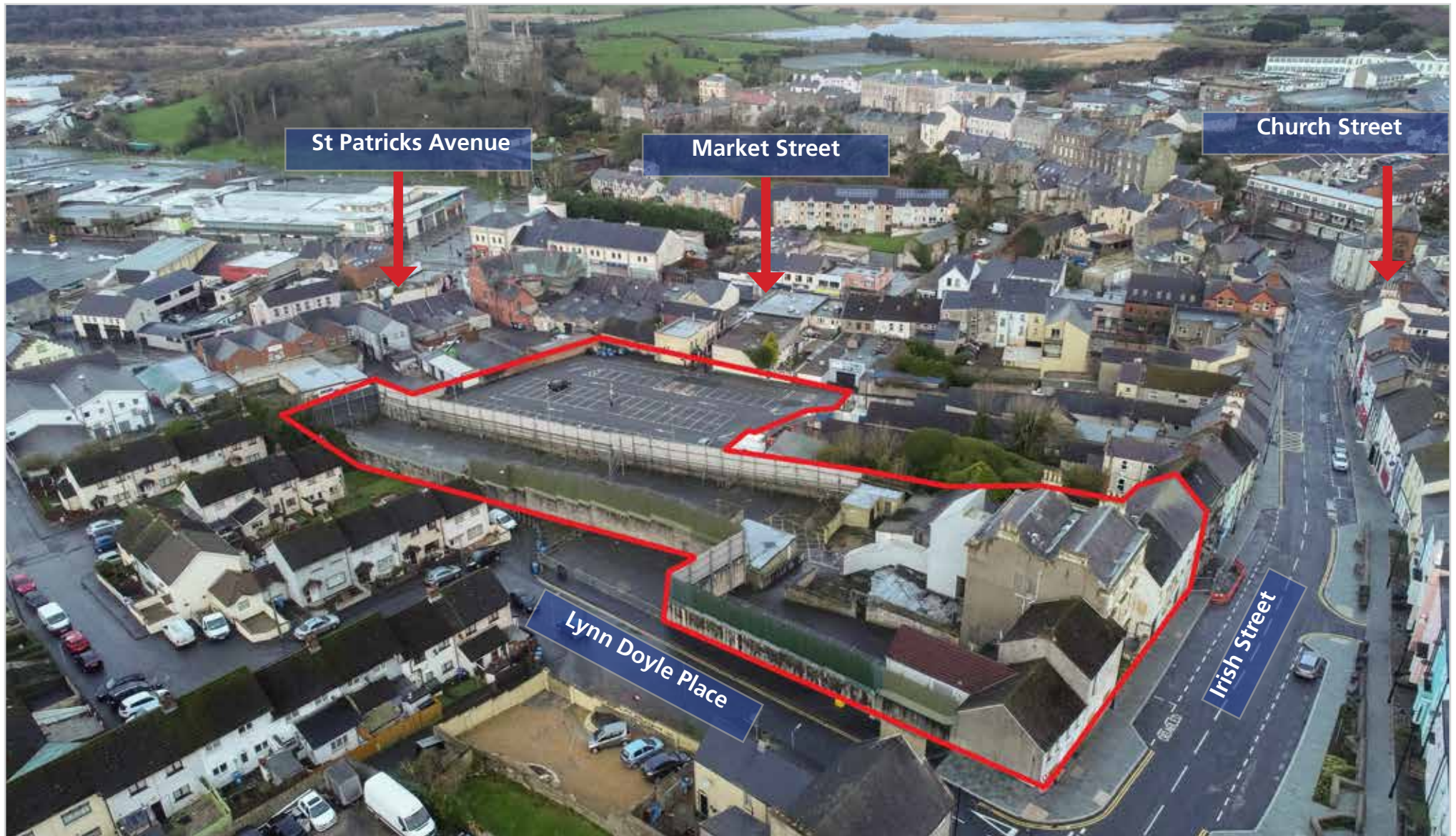
The backland offers opportunities for development in depth, for example, town centre housing. The site is suitable for high density development and is suitably located to increase and support population for local shops in Irish Street.

Access to the site should avoid opening new gaps in the Irish Street frontage.



For Indicative Purposes Only

Aerial



For Indicative Purposes Only

Aerial



For Indicative Purposes Only

Listed Building Status

The former Police Station buildings which front onto Irish Street (numbers 41 to 45 Irish Street) are Listed, as below:

No.	Current Listed Grade	Listed Building Reference
41	B2	HB18/20/070
41A	B2	HB18/20/069
45	B1	HB18/20/028

Regeneration Objectives/Vision Statement

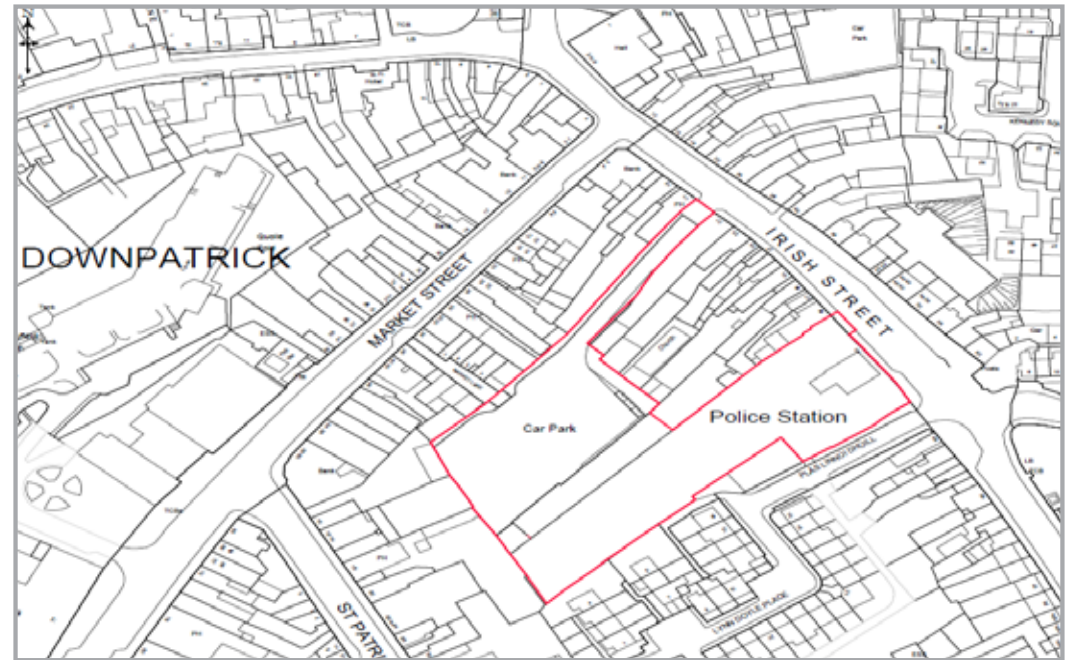
Newry, Mourne and Down District Council in conjunction with the Department for Communities has the following Vision and Regeneration Objectives for the development of the Irish Street site:

Vision

“To transform the Irish Street area of Downpatrick Town Centre into a vibrant, attractive and cohesive place that is enjoyable for all and is a catalyst for wider regeneration of the town. The successful scheme will demonstrate excellent standards of urban design, economic viability and sustainability”

Regeneration Objectives

1. Strengthen and improve the features which give the area its unique character, including ensuring the proposal properly integrates with the urban fabric of Downpatrick town centre and the designated Area of Townscape Character.
2. Create an innovative and inclusive place of the highest urban design quality, which is outward facing and connects with the town centre.
3. Deliver sufficient car parking to support the Development.
4. Enhance the public realm and open space, ensuring its on-going management, maintenance and accessibility.
5. Promote a mix of uses complementing existing town centre uses.
6. Create a destination that will attract activity and increased footfall throughout the day and evening.
7. The principles of accessibility and inclusivity should also be given consideration.



For Indicative Purposes Only



For Indicative Purposes Only

Submission of Expression of Interest

The site offers a unique opportunity and is an important regeneration, development and employment opportunity situated within Downpatrick town centre.

The Department for Communities in conjunction with Newry, Mourne and Down District Council are inviting Expressions of Interest on the subject opportunity.

A 'Virtual Engage Room' has been prepared to include photos, drone footage, maps, marketing particulars and the Expression of Interest Pro-forma - virtualengage.arup.com/irish-street.

The short Expression of Interest Pro-forma can be obtained from either the Agent or the 'Virtual Engage Room'. It can be submitted to the Agent direct or alternatively can be submitted by completing the Expression of Interest Pro-Forma in the virtual engage room.

Timescale

Interested parties should complete and return the Expression of Interest document by no later than **12 noon Friday 18 September 2020**.

Further Information

For further information please contact:

**Lambert
Smith
Hampton**

Phillip Smyth
028 9026 9228
07739 882433
pssmyth@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.