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Prominent Development Opportunity (subject to planning)

Property Highlights

- Occupying a prominent position close to Coleraine Town Centre.
- Benefitting from extensive frontage onto the River Bann.
- Extending to approximately 1.33 acres (0.54 ha).
- Suitable for a variety of uses, subject to planning.

For more information, please contact:

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Location

Coleraine is one of Northern Ireland's leading Provincial towns and is located in the north of the province, approximately 55 miles north of Belfast, 30 miles east of Londonderry and is the main administrative and commercial centre for the surrounding area.

With a resident population of c.59,000 people and a wider catchment population of c.144,000 people, the town benefits from excellent transportation links to the province's road and rail network providing excellent connectivity for tourists, commuters and students.

Coleraine is the gateway to the Causeway Coast, home to some of Northern Ireland's most famous tourist attractions including the Giants Causeway and Bushmills Distillery as well as the pristine beaches and world famous golf courses.

The subject site is situated close to the Town Centre, at the junction of Terrace Row, Nursery Avenue & Mountsandel Road and is easily accessible from the ring road via the Lodge Road and Mountsandel Road.

Description

This mature site is fairly regular in shape and widens significantly from Beresford Place towards the rear where its topography steps down towards the River Bann over which it affords elevated views. It is situated between a Tesco Superstore to the north and the Sandelford Court apartment development to the south.

Site Area

The site extends to approximately 1.33 acres (0.54 ha).

Planning

Under the Northern Area Plan 2016, the site falls within the 'Town Centre' boundary. The site would be suitable for a variety of uses, subject to any necessary consents and approvals. Interested parties are advised to make their own enquiries directly with the local Planning office.

Title

We understand that the property is held Freehold.

Price

Offers in excess of £750,000 exclusive, subject to contract.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



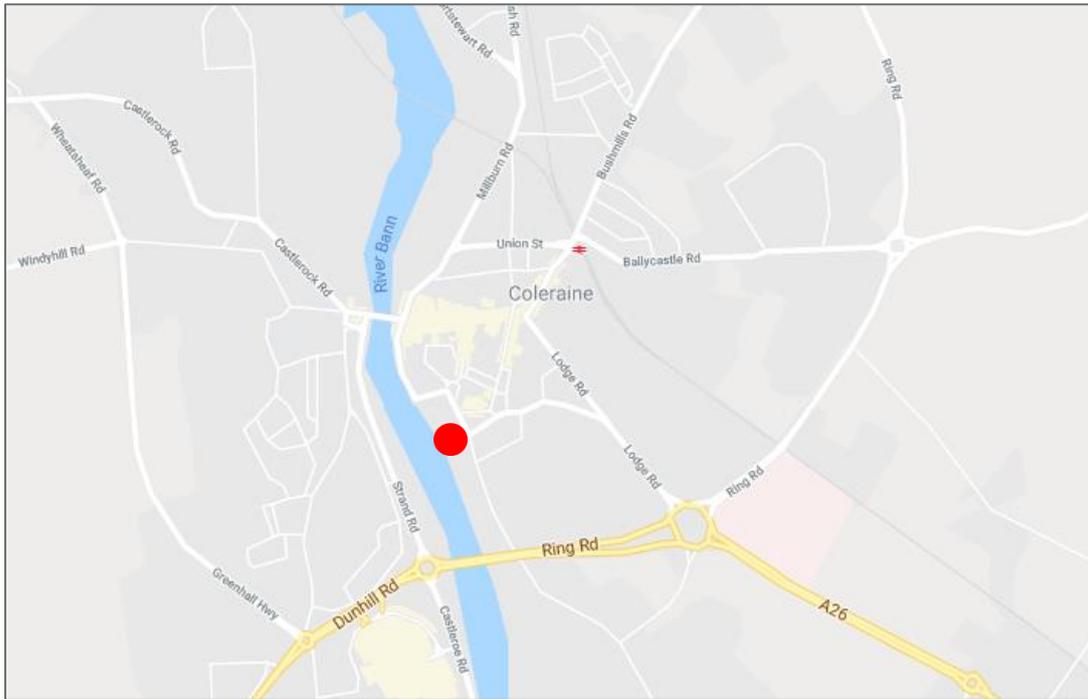
FOR SALE

7 Beresford Place
Coleraine, BT52 1HB

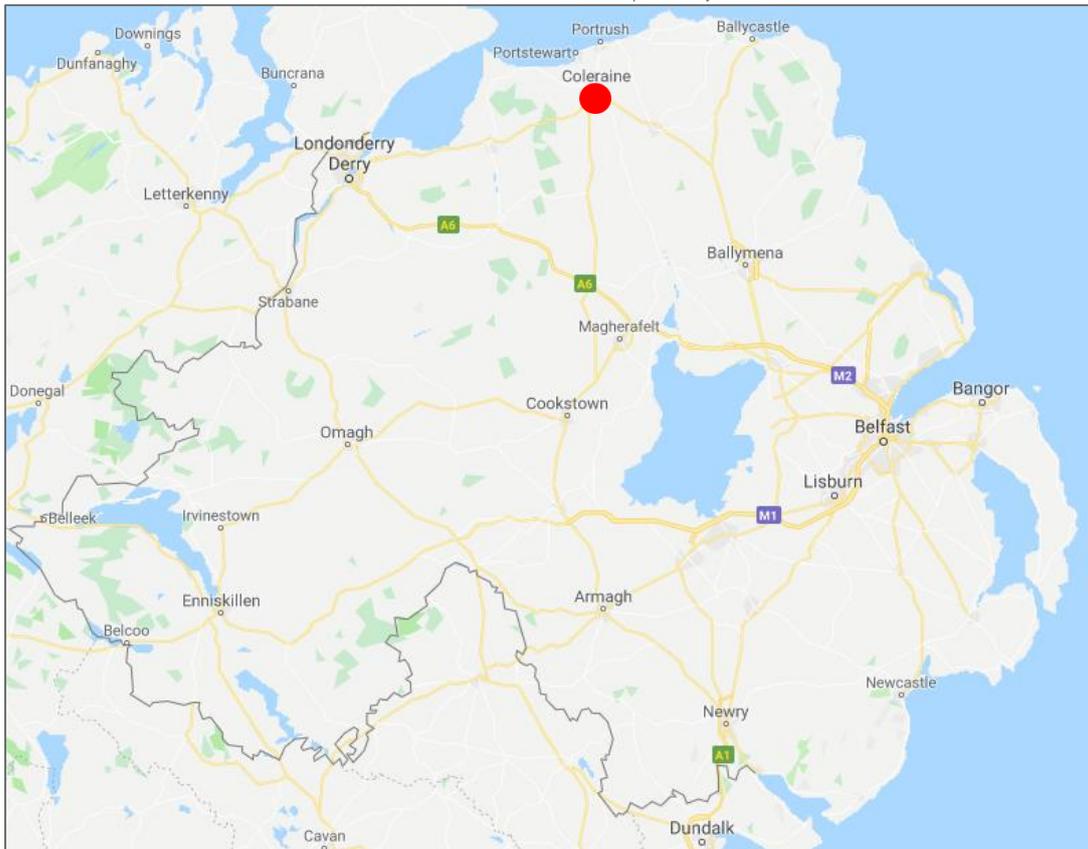


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