



For identification purposes only



FOR SALE

Residential Development Opportunity with Full Planning Consent for the Development of 44 No. Units

Doagh Rd/ Carnmoney Rd, Newtownabbey BT36 5QA

LOCATION

The subject occupies a prominent location on the corner of the Doagh Road and Carnmoney Road North within Newtownabbey.

Newtownabbey is the largest suburb of the Belfast Metropolitan Area and being north of the city has excellent transport links via the M2 Motorway and more specifically Mossley West railway stop located adjacent to the subject lands,

The subject site is located on the outskirts of Mossley and Carnmoney, both being popular commuter settlements and the lands are also situated in close proximity to Ballyearl Leisure Centre and Golf Course along with Mossley Mill which provides Council offices, a theatre venue, conference facilities, fishery and coffee shop.

DESCRIPTION

The subject comprises of a brownfield development opportunity extending to c. 4 acres with full planning consent for a residential development.

The subject opportunity benefits from access from both Doagh Road and Carnmoney Road North.

The subject development site provides a unique opportunity to acquire one of the last remaining undeveloped zoned housing sites in the Belfast Metropolitan Area Plan (Newtownabbey), with potential to increase density on the already approved planning consent.

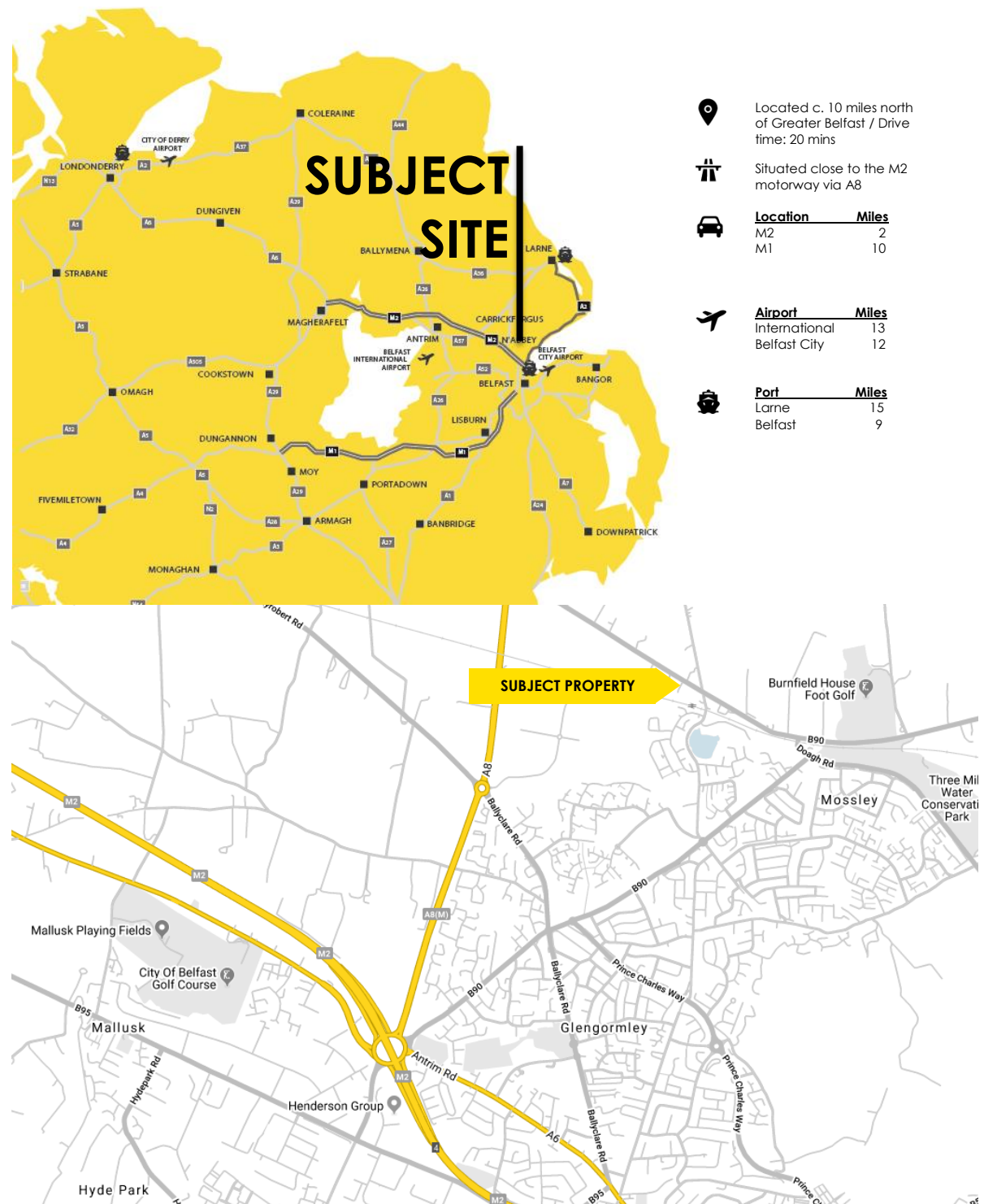
SITE AREA

The site extends to c. 4 acres (1.6 ha).

PLANNING

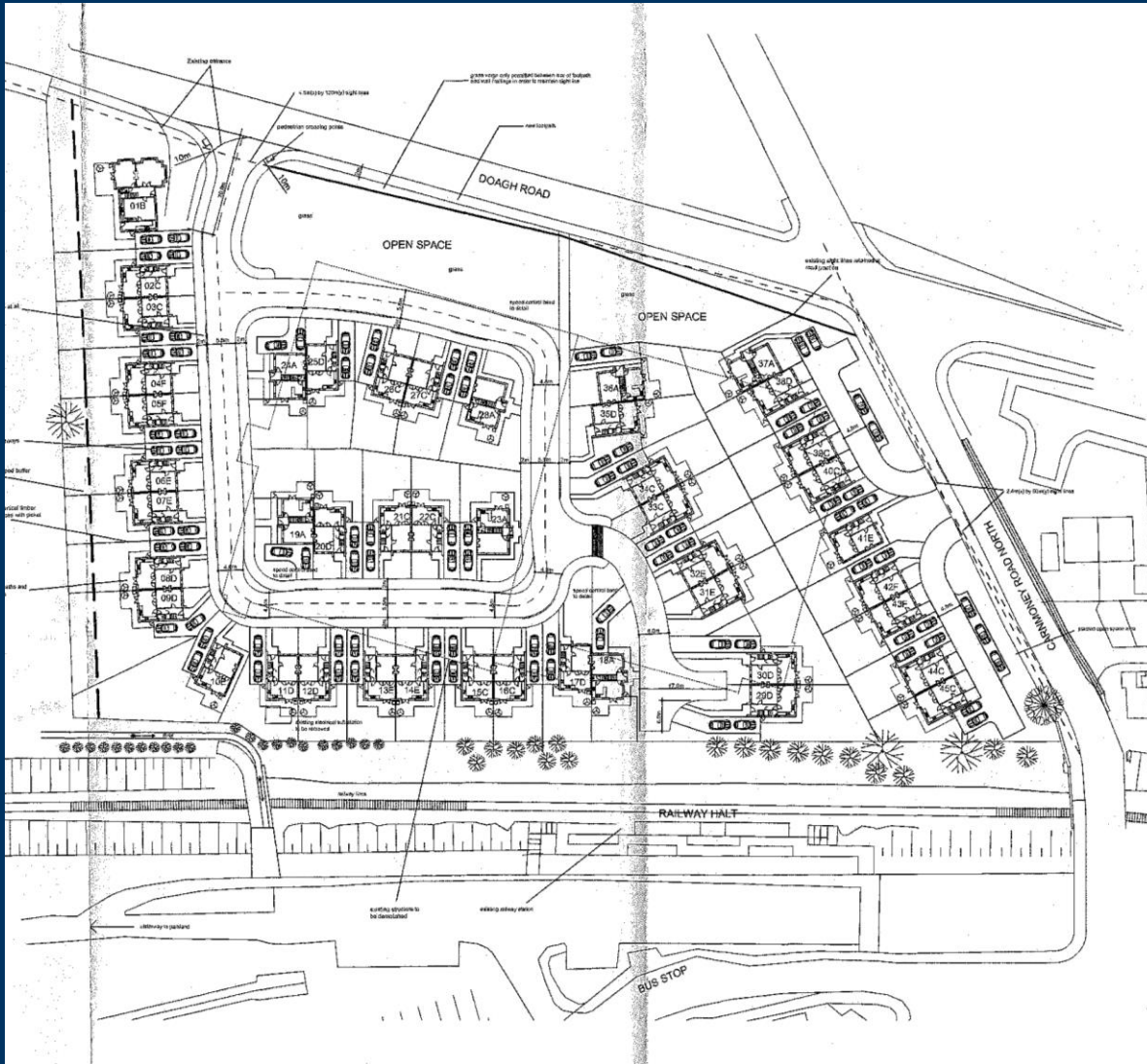
The subject has full planning consent for a residential development comprising of 44 No. dwellings (Planning Ref: U/2008/0509/F).

The above consent equates to a density of 11 dwellings per acre with obvious potential for this density to be increased, if desired.



SCHEDULE OF PROPOSED ACCOMMODATION

NO.	TYPE	DESCRIPTION
5	Type A	Semi-detached brick gable house c. 99.84 sq m (1,075 sq ft)
2	Type A	Detached brick gable house c. 99.84 sq m (1,075 sq ft)
1	Type B	Detached brick corner house c. 188.20 sq m (1,891 sq ft)
14	Type C	Semi-detached brick/render house c. 97.75 sq m (1,051 sq ft)
11	Type D	Semi-detached brick house c. 97.75 sq m (1,051 sq ft)
6	Type E	Semi-detached brick/render house c. 127.51 sq m (1,372 sq ft)
2	Type E	Detached brick/render house c. 127.51 sq m (1,372 sq ft)
2	Type F	Semi-detached brick house c. 127.51 sq m (1,372 sq ft)
1	Type F	Semi-detached brick house c. 127.51 sq m (1,372 sq ft)
44	TOTAL	



PROPOSED SCHEME LAYOUT PLAN



Views across subject site



SALES DETAILS

PRICE: £2,000,000
TITLE: Assumed freehold / long leasehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



O'Connor Kennedy Turtle
22 Adelaide Street
Belfast
BT2 8GD
T +44 (0)28 9024 8181
E belfast@okt.co.uk

CONTACT:

MARK PATTERSON
mark.patterson@okt.co.uk

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

Our Ref: MP/JP/6629

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