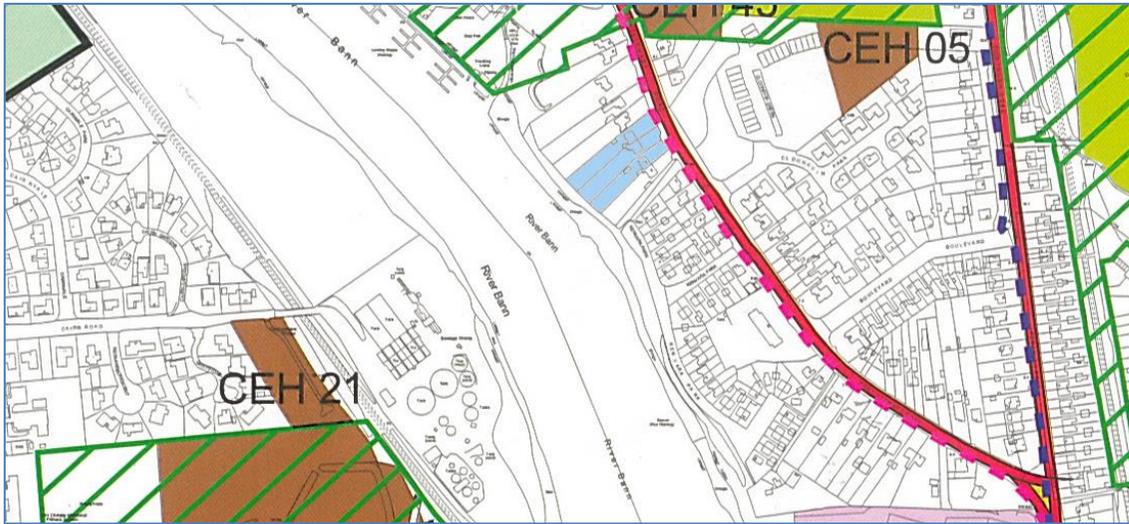




**FOR SALE** c.0.9 Acre Residential Development Opportunity with Stunning Views over the River  
**48- 52 Portstewart Road, Coleraine, BT52 1RP**



## LOCATION / DESCRIPTION

Rarely does a purchase opportunity such as this present itself to the open market, the joint purchase of these three houses creates a large plot for future residential development, subject to designing a suitable scheme and obtaining planning for same post purchase.

The riverfront views over the Bann from what could become 5 or 6 units will be superb and greatly add to the sales prices achievable for those units without doubt.

Other than this the location is much desired as a place to live, nestled neatly just off the main Portstewart to Coleraine traffic route and as such a few minutes drive from both town centres and Coleraine campus of University of Ulster.

Precedents of multi unit development abound nearby and houses sold well.

## SITE AREA

Total Site Area:                      0.9 acres                      0.36 hectares

## PLANNING

The lands are zoned in the Northern Area Plan 2016 as 'White land' within the Settlement Development Limit for Coleraine.

There is clear potential to design a Scheme of up to 15-20 units within the collective site when looking at precedents for similar plots that are undergoing redevelopment in the vicinity right now.

**1** MILE FROM  
Coleraine Town Centre  
c. 3 mins drive time

**3** MILES FROM  
Portstewart  
c. 5 mins drive time

**5** MILES FROM  
Portrush  
c. 10 mins drive time

**10** MILES FROM  
Giants Causeway  
c. 25 mins drive time





# SALES DETAILS

PRICE: Open to Offers  
 TITLE: Assumed Freehold or Long Leasehold

## VAT

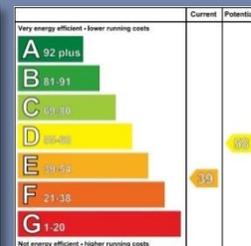
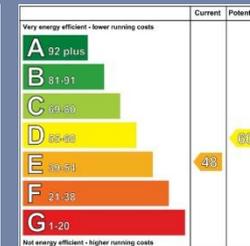
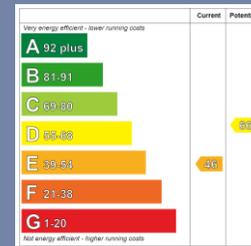
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## CAPITAL VALUES (Rates)

48 Portstewart Road: £125,000  
 50 Portstewart Road: £105,000  
 52 Portstewart Road: £120,000

The domestic rate in the £ for Causeway Coast & Glens for 2020 / 2021 is 0.008195.

## EPC (No. 48 E46 / D66 No. 50 E48 / D60; No. 52 E39 / D58)



## FURTHER DETAILS



O'Connor Kennedy Turtle  
 20-22 Stable Lane  
 Coleraine BT52 1DQ  
 T +44 (0)28 7034 4244

CONTACT: HENRY TAGGART | henry.taggart@okt.co.uk  
 Our Ref: HT/SB/C4146

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