



**EXCELLENT RE-DEVELOPMENT OPPORTUNITY**  
**47 BALLYCAIRN ROAD, COLERAINE**

(028) 70344433

“Your Property Our Priority”

## SUMMARY

Prime redevelopment opportunity, subject to planning permission extending to c.2.35 acres located in one of Coleraine's most popular residential areas.

The subject exists within the Limit of Development in the existing statutory plan – The Northern Area Plan 2016 and is shown as white land.

Formerly famously occupied by BKS Surveys the existing buildings extend to c. 3,050 Square Meters.

Schematic drawings have been prepared by Montgomery Irwin Architects indicating the potential to achieve in the region of 19 – 24 residential units on the site, subject to Planning Permission.

Excellent location being within 1 mile of Coleraine Town Centre and adjacent to popular and well established primary and secondary/grammar schools.

We are instructed to seek offers in excess of £500,000.

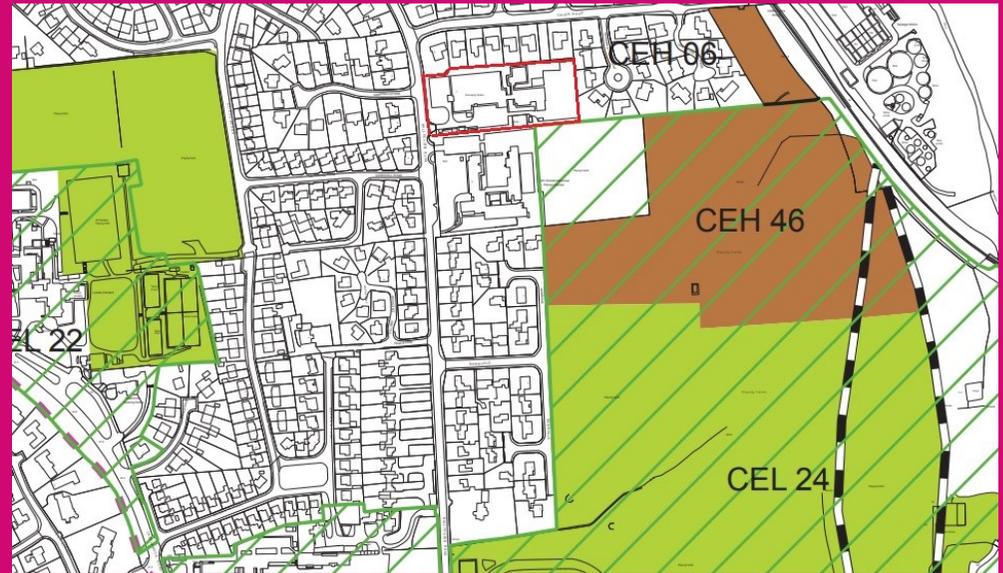
Driving times to	Miles
Coleraine Town Centre	1 Mile
Castlerock	6 Miles
Portrush	8.3 miles
Portstewart	5.7 miles
Derry—Londonderry	28.4 miles
Belfast Int Airport	43.5 miles
Belfast	56.6 miles

## LOCATION

47 Ballycairn Road is located less than 1 mile to the North West of Coleraine Town Centre and being on the western side of the River Bann which bisects the town.

Ballycairn Road is a well established and popular residential location, seen to be the prime area on the western side of the river. The locations popularity is driven by a good mix of housing types, good schools, ease of access to the town centre and also to The Riverside Regional Retail Park which includes outlets such as Sainsburys and B&Q.

The property, which is a regular rectangular shaped site, fronts onto Ballycairn Road and is bounded to the south by The Christie Memorail Primary School which in turn abuts the playing fields of Coleraine Grammar School. The remaining two boundaries are onto established residential dwellings.



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## DESCRIPTION

The subject is currently made up by vacant commercial buildings which were primarily used as offices and print production/imagery.

The site is a reasonably regular rectangular shape extending to c. 2.35 acres and sits below the level of Ballycairn Road and falls gently towards Redlands Crescent.

The boundaries at present are made up by mature hedging and trees along with fencing. The main entrance is adjacent to the Primary School and there is extensive frontage onto Ballycairn Road.

## DEVELOPMENT POTENTIAL & PLANNING

The subject property is shown as being White Land within the Limit of Development of the Northern Area Plan 2016 and in essence would be seen as a “Brown Field” redevelopment opportunity.

Schematic drawings have been prepared by Montgomery Irwin Architects indicating the potential of between 19 and 24 units being a mix of detached and semi detached homes which reflects a realistic density range of between 8 and 10 units per acre. (Brief report prepared by Montgomery Irwin can be provided on request and ideally directly through the Consultant – Alan Irwin).

Surrounding property is primarily detached being either two storey housing/chalets or single storey bungalows.



## PRICE

We are instructed to seek offers in excess of £500,000 (Five Hundred Thousand Pounds Sterling) for our client's Freehold interest, exclusive of VAT.

## TENURE

Freehold to be confirmed by Vendor's solicitor.

## SERVICES

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

## PLANNING

Interested parties should satisfy themselves on all aspects of planning and the sale shall not be conditional on planning permission.

## INSPECTION / VIEWINGS

Strictly by prior appointment with the selling agent.

## TAX / VAT

Prospective purchasers should satisfy themselves on the Stamp Duty Land Tax Liability. The guide sale price quoted is exclusive of but maybe subject to VAT, to be confirmed.

## FURTHER INFORMATION

For further information or to arrange a viewing contact:

Philip Tweedie 07977007512 / [philip@philiptweedie.com](mailto:philip@philiptweedie.com)

## SOLICITOR

Donia Reynolds, Carson McDowell  
TEL: 028 9034 8837 EMAIL: [donia.reynolds@carson-mcdowell.com](mailto:donia.reynolds@carson-mcdowell.com)  
Murray House, Murray Street, Belfast



**PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ**

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.