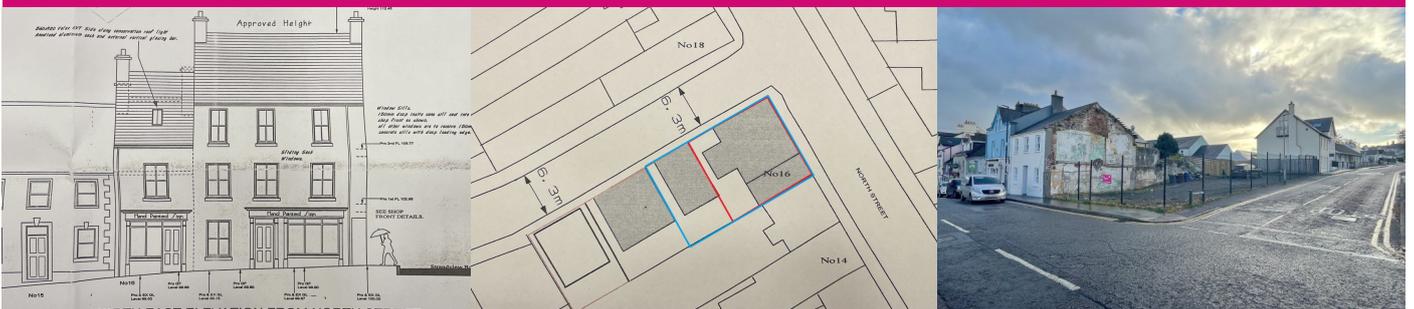




SITE AT NORTH STREET & STRANDVIEW ROAD, BALLYCASTLE

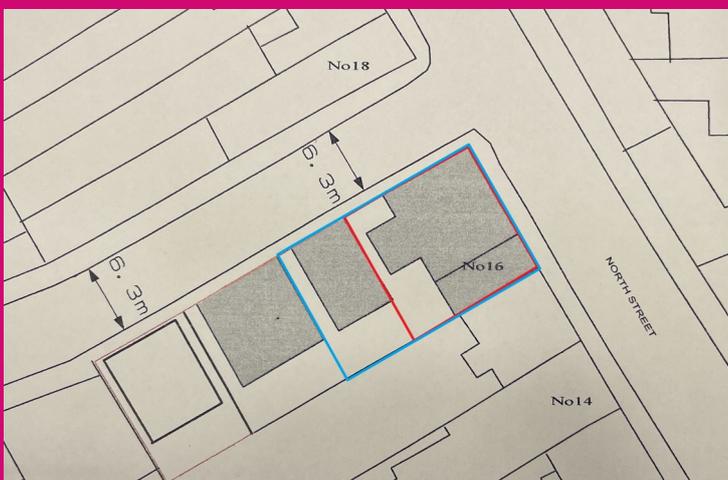
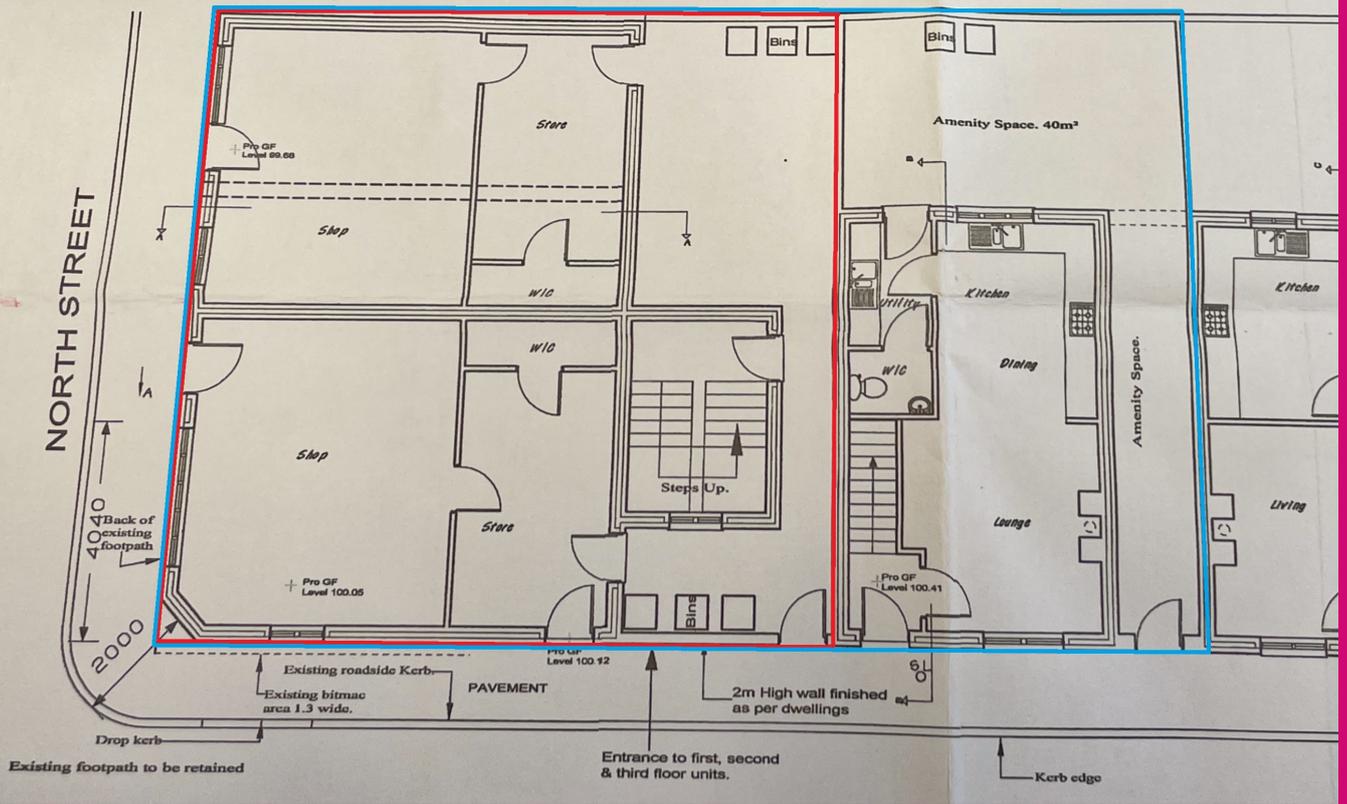


- FULL PLANNING PERMISSION
- MATERIAL START ON SITE
- SEAFRONT LOCATION
- PLANNING FOR 2 X RETAIL UNITS
- PLUS 4 X APARTMENTS
- ADDITIONAL LAND AVAILABLE

PRICED FROM £219,950

(028) 7083 5444

Level disabled access to all r



A rare opportunity to acquire an excellent site with planning permission for 2 x ground floor retail units and 4 x apartments plus the option to additionally purchase a section of the site to the rear with approval for a 4 bedroom townhouse. The site is located in a prominent position with sea views overlooking the harbour and marina.

The planning approval was granted on the 28th March 2011 under application no. E/2009/0121/F for a mixed-use scheme comprising two retail units and four apartments (1 x one bed and 3 x two beds). The additional section is passed for a 4 bedroom townhouse.

We have been advised by the vendor that a material start was made prior to the expiry of the planning so this permission is still valid.

A possibility may exist to amend the planning to change the two retail units to apartments (subject to a new planning application).

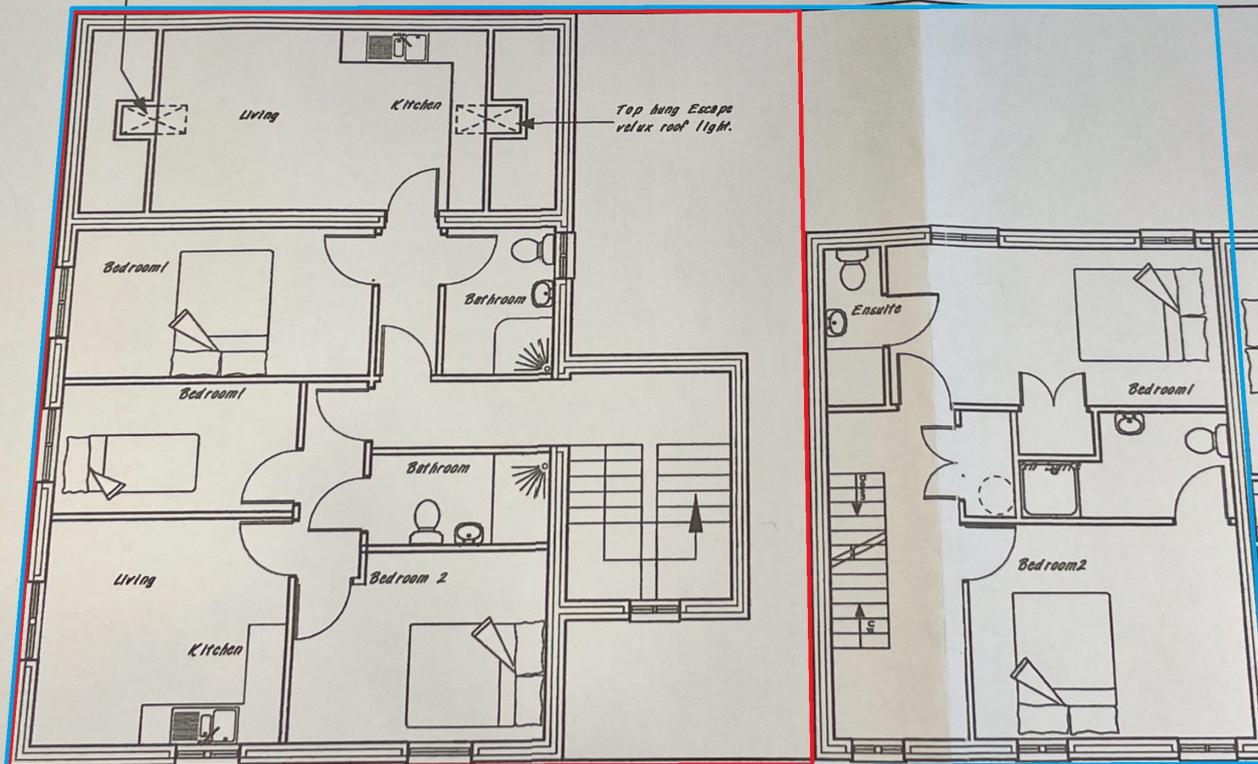
Option 1
 Planning for 4 Apartments and 2 Retail Units
 Area Marked in Red - £219,950

Option 2
 Planning for 4 Apartments and 2 Retail Units plus 1 Detached House
 Area Marked in Blue - £279,950

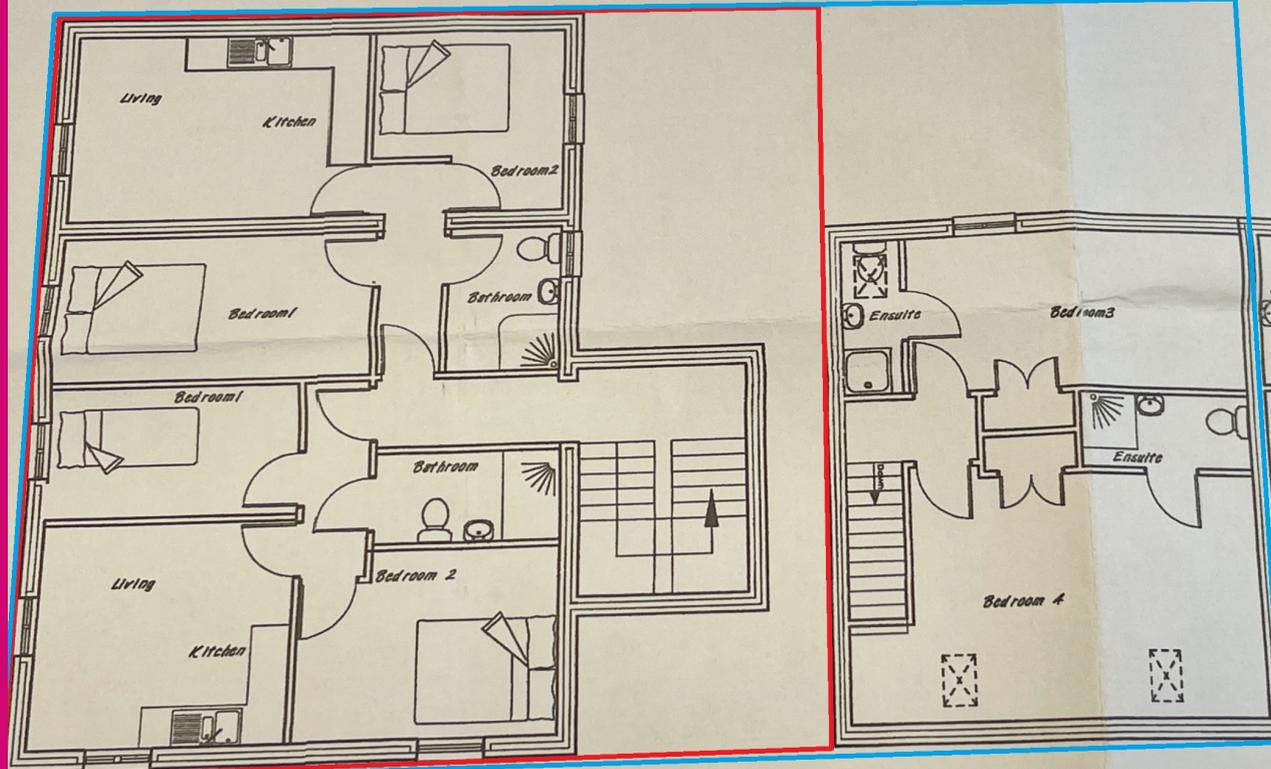
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Velux GVT Side slung conservation roof light
aluminium sash and external vertical glazing bar.



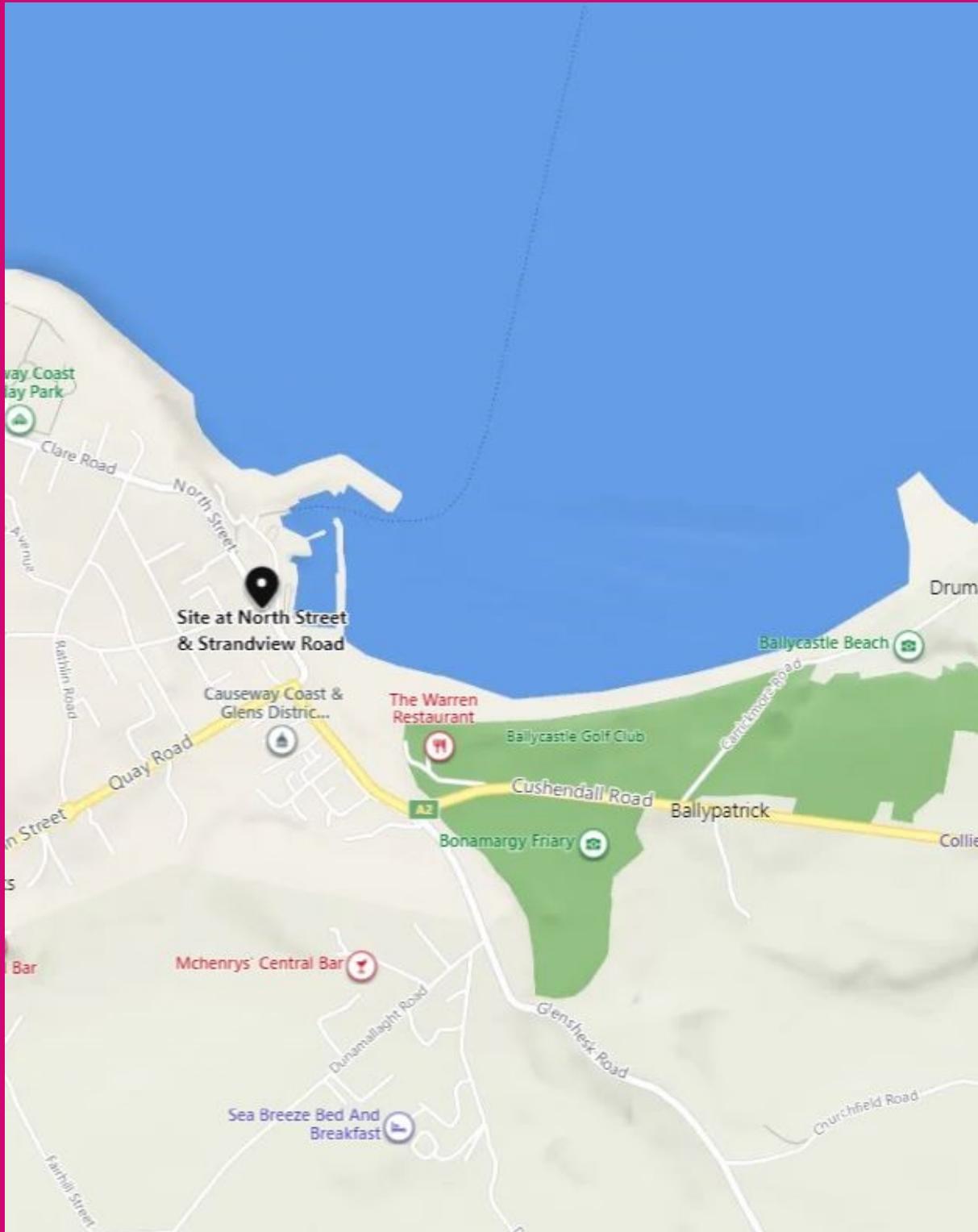
FIRST FLOOR PLANS



SECOND FLOOR PLANS



Regulated by RICS



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

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