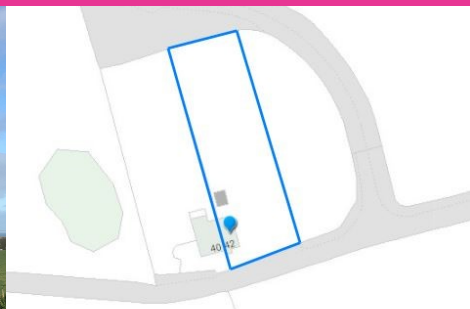




42 ROSELICK ROAD, PORTRUSH



- SEMI DETACHED HOUSE
- REDEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION GRANTED
- PANORAMIC VIEWS
- C. 0.6 ACRES
- 1.5 MILES TO PORTRUSH

OFFERS OVER 159,950

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		45
F 21-38		
G 1-20	5	
Not energy efficient - higher running costs		

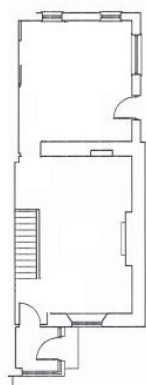


A semi-detached property situated on a large elevated site with stunning views overlooking Portrush.

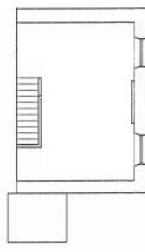
The existing property is not currently habitable but offers an opportunity to renovate in accordance with the existing planning permission or to redevelop to your own personal specification (subject to planning and statutory approvals).

FEATURES

- Option of 2 planning approvals: LA01/2018/0248 and LA01/2020/0034.
- Potential to seek approval to redevelop to your own personal specification.
- Panoramic coastal views overlooking the countryside towards Portrush.
- Site extends to approximately 0.6 acres.
- Situated only 1.5 miles from Portrush Town.
- Proof of Funding will be required when submitting an offer.



Existing Ground Floor Plan



Existing First Floor Plan

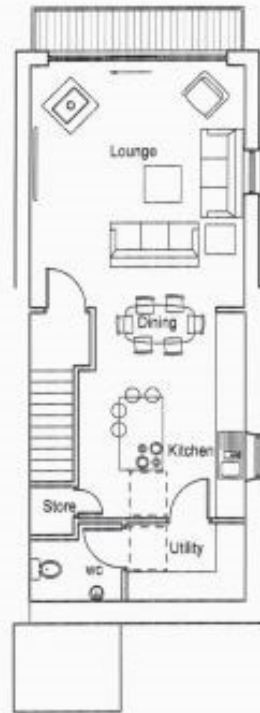
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LA01/2018/0248



Proposed Ground Floor Plan

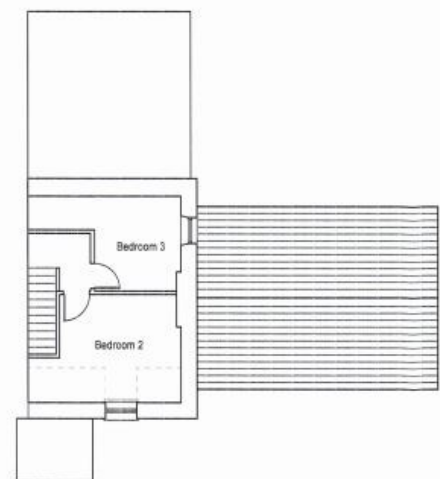


Proposed First Floor Plan

LA01/2020/0034



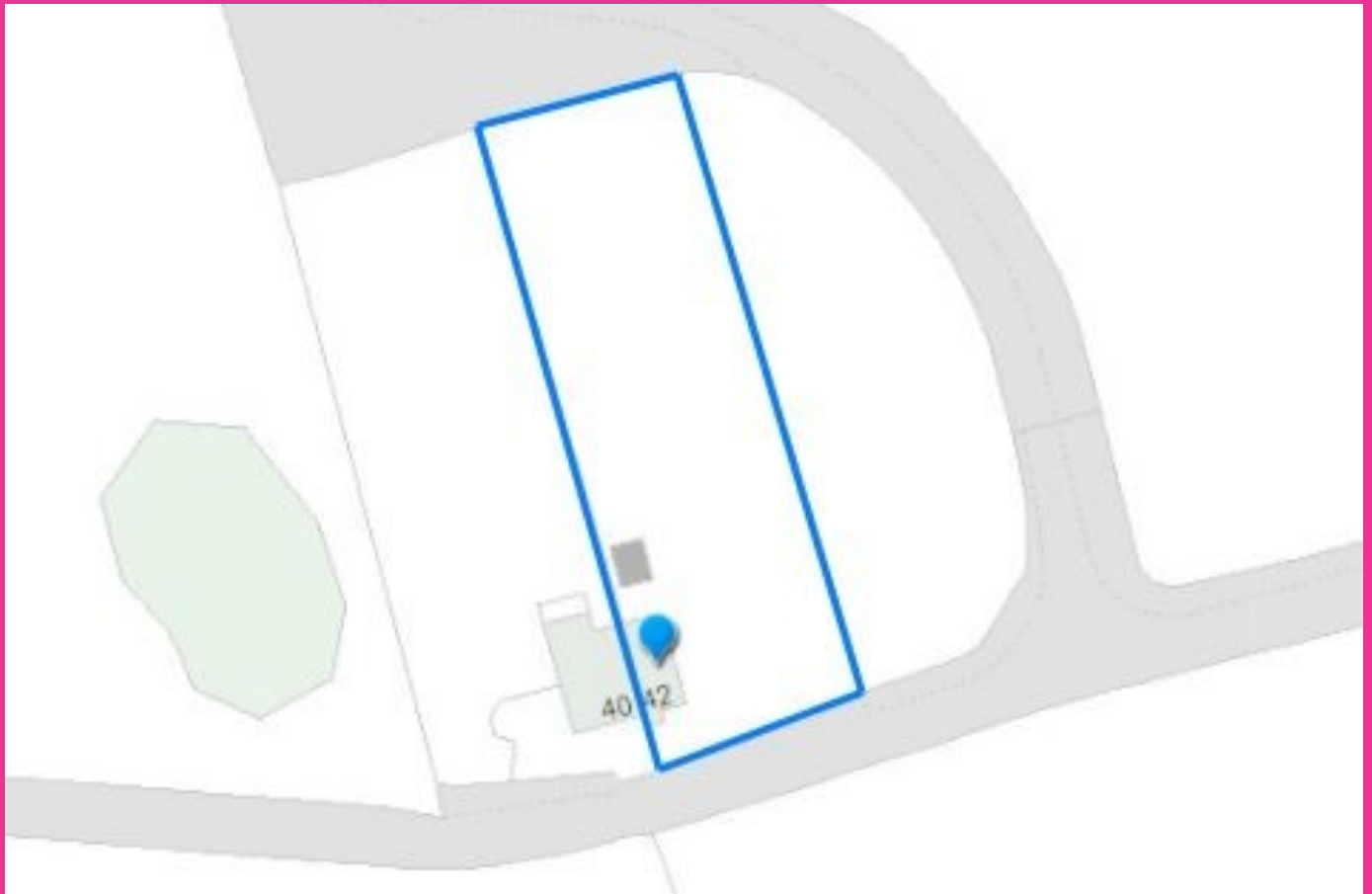
Proposed Ground Floor Plan



Proposed First Floor Plan



Regulated by RICS



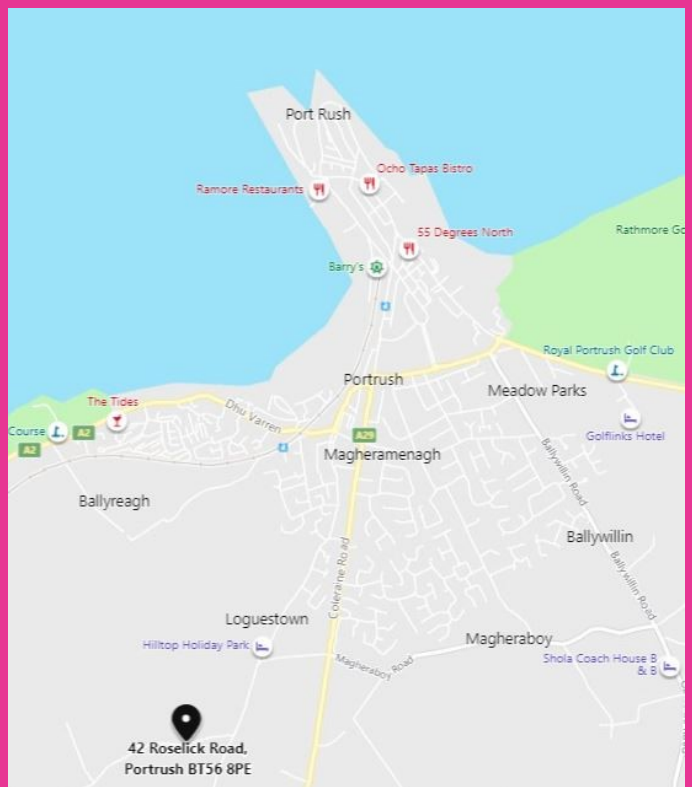
DIRECTIONS

Leaving Portrush on the Coleraine Road turn right onto the Loguestown Road then take the 2nd right onto the Roselick Road. The property will be situated on the right hand side.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £804.27



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.