



SITE AT 11 BALLYREAGH ROAD, PORTRUSH



SITE FOR SALE

OFFERS OVER £875,000

SITE AT 11 BALLYREAGH ROAD, PORTRUSH

This unique site offers breathtaking views over Portrush's West Bay and comes with full planning permission for a substantial detached home, spanning approximately 4,300 sq ft across three levels.

Site Preparation:

- Existing NIE feed has been isolated at site boundary.
- Access chambers have been installed on the existing sewer and connections established for the new property.
- Secant piles and capping beam have been installed to facilitate the excavation of the basement.
- All services ducting (sewer, power and cavity drain) have been installed below the basement slab.
- Radon barrier installed to basement slab and walls.
- Kingspan package sewerage pumping station has been installed in the rear patio area.
- Basement slab and walls have been completed using waterproof concrete. All joints in the concrete contain a PVC water stop to prevent water intrusion.
- External waterproofing has been applied to the capping beam by specialist subcontractor.
- Structural steel frame is to be installed in basement to facilitate current/revised basement layout.
- Ground floor reinforced concrete slab will be completed over the next few weeks - July 2025.

Construction Flexibility:

- The ground floor will be a reinforced concrete slab which will provide flexibility in the final layout.
- No utilities have been installed, allowing for customisation to suit individual needs.
- Potential for alternative planning permission to be granted.

Proposed House Features:

Ground Floor

- Spacious open-plan family kitchen with dining & living area opening onto terrace that captures panoramic sea views.
- Separate room at the front of the house encompassing floor to ceiling glass wall to afford sea views from all aspects of ground floor. Can be used as study, family room or snug.
- Cloakroom, WC and storage area
- A lift could be easily incorporated within the existing plans.

Upper Level

- Master Bedroom suite with stunning sea views, a walk in dressing room, luxurious ensuite, wet room double shower area, double sinks and bath with ocean views.
- Additional guest bedroom to front of property along with spacious en-suite and balcony to front.
- Upstairs hall includes sitting/reading area, floor to ceiling window offering further ocean views and patio door access to private sun terrace.

Basement Level

- Two further ensuite bedrooms with patio doors leading to the front garden.
- Dedicated spaces for a gym, cinema room, utility room plus outdoor equipment storage.

This site presents a rare opportunity to create a bespoke coastal residence, with significant groundwork already completed. Enjoy a seamless construction process, combined with privacy, stunning views and close proximity to Portrush's vibrant amenities.

FEATURES

- Planning Reference: LA01/2022/0578/F

ADDITIONAL INFORMATION

PLANNING REFERENCE: LA01/2022/0578/F

TENURE: Freehold

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

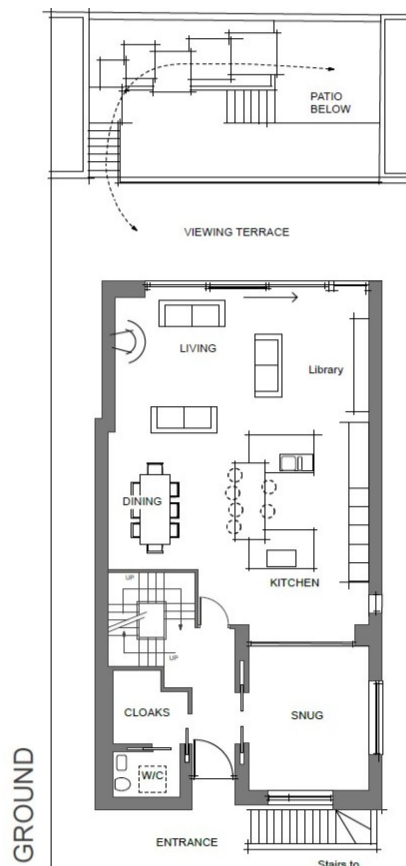
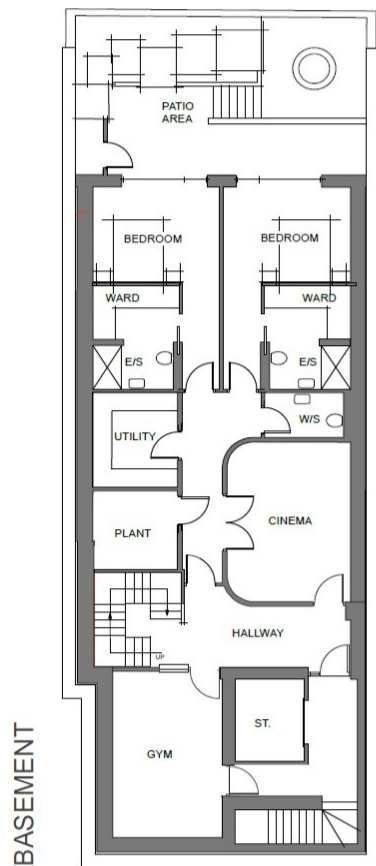
Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

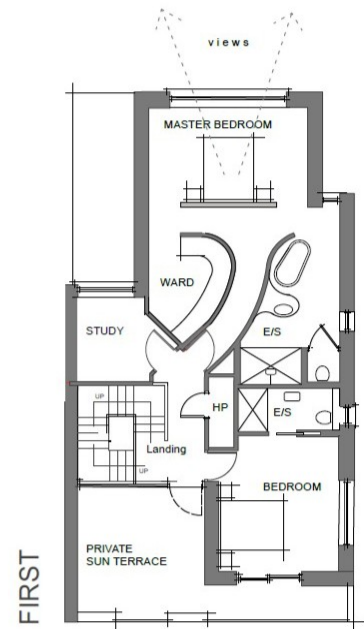
W: www.philiptweedie.com

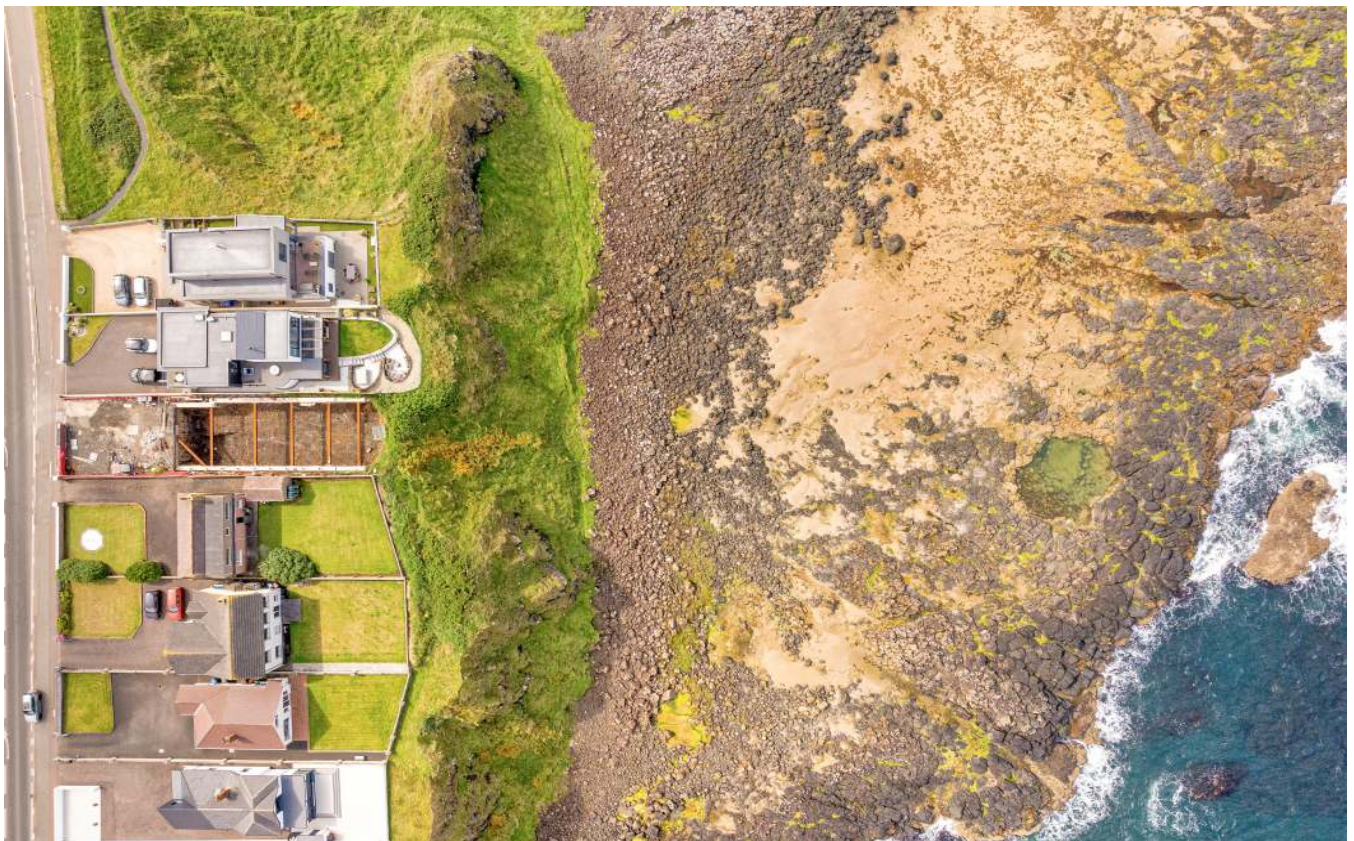
PROPOSED PLANS



Proposed Floor Plans

1:100 at A3





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.