

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, is positioned within a yellow square. This square is part of a larger graphic element that includes a diagonal white line extending from the top left corner of the image.

For Sale - Extensive Residential Development Opportunity with Full Planning Permission

Lands at Wattstown, Coleraine, County Londonderry, BT52

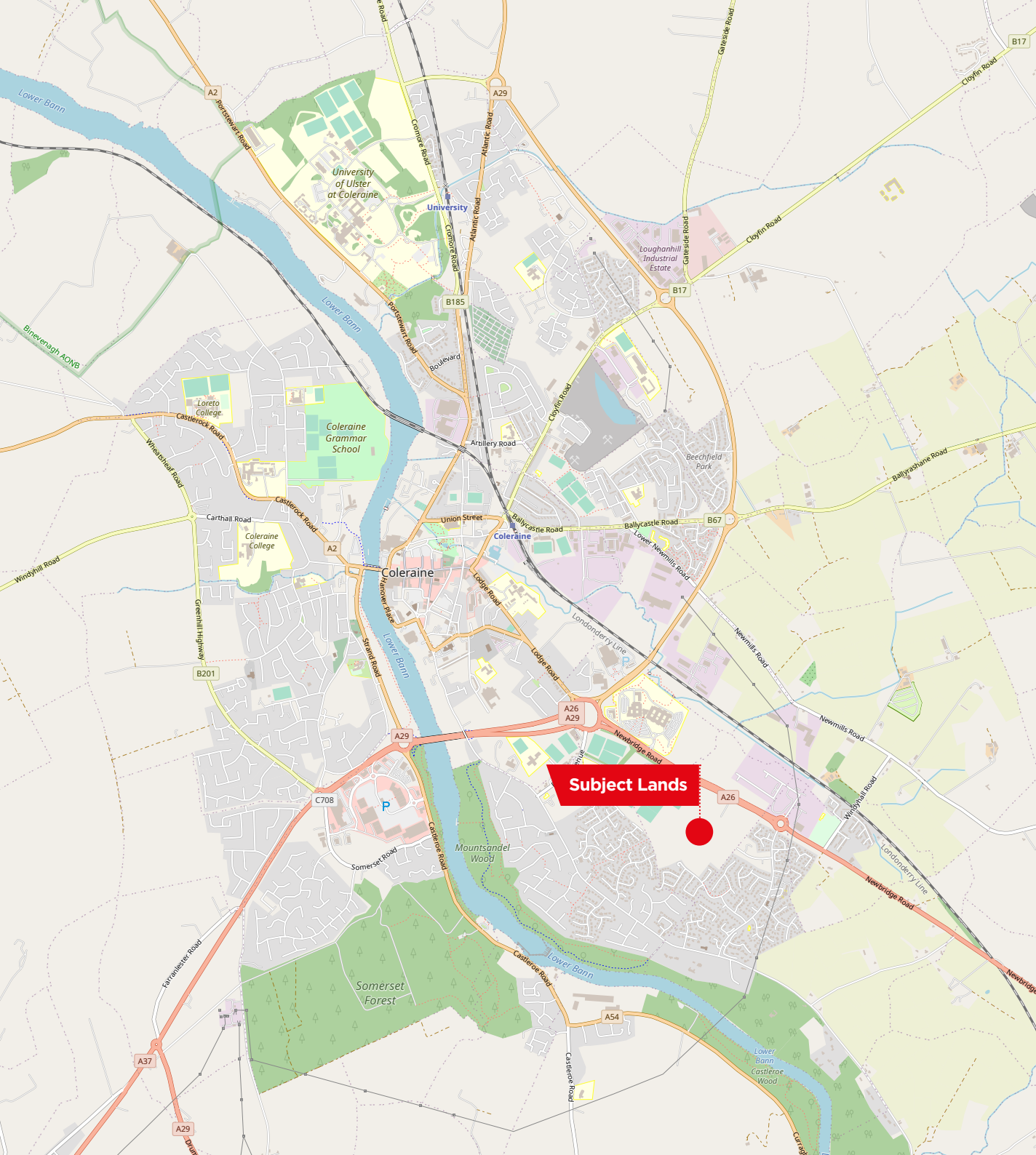


Location

Coleraine is the informal capital of the Causeway Coast and has great historical significance. It is within a few miles of some of the world's most impressive and award-winning coastal views, natural attractions, and pristine beaches such as the Giant's Causeway, Carrick-a-Rede Rope Bridge, Dunluce Castle and the Mussenden Temple.

Wattstown is situated to the South of Coleraine in a predominantly residential location. The site which is located 2.3 miles (3.7 km) from Coleraine Town Centre is easily accessible via the Newbridge Road (A26) which bounds the site to the South. The site benefits from its proximity to the wide variety of local amenities, such as high ranked schools, Ulster University, Causeway Hospital, Riverside Regional Centre, Diamond Shopping Centre, as well as the local Golf, Yacht, Rugby and Cricket Clubs.

Driving Times to	Time
Coleraine	5 Mins
Portrush	10 Mins
Portstewart	10 Mins
City of Derry Airport	33 Mins
Derry-Londonderry	42 Mins
Belfast International Airport	55 Mins
George Best Belfast City Airport	70 Mins
Belfast City Centre	70 Mins



Locality

Riverside Regional Centre

Lodge Rd Roundabout

Coleraine Rugby Club

Causeway Hospital

A26

Armstrong Medical

Wattstown Roundabout



Description

Drawing no. P-03 (2 of 2) - SITE LAYOUT - GENERAL ARRANGEMENT AND LANDSCAPE MANAGEMENT MASTER PLAN; P-04 (2 of 2) - SITE LAYOUT - ROADS TECHNICAL PLAN; and P-05 (2 of 2) - SITE LAYOUT - DRAINAGE PLAN.

Drawing no. P-03 (1 of 2) - SITE LAYOUT - GENERAL ARRANGEMENT AND LANDSCAPE MANAGEMENT MASTER PLAN; P-04 (1 of 2) - SITE LAYOUT - ROADS TECHNICAL PLAN; and P-05 (1 of 2) - SITE LAYOUT - DRAINAGE PLAN.

The land benefits from Full Planning Permission for 374 No. dwellings providing a mix of 4 bedroom detached and semi-detached dwellings, 3 bedroom detached and semi-detached dwellings, 2 bedroom apartments, associated access roads and footpaths, landscaping and public open space under planning reference LA01/2016/0845/RM.

Please note that we are only instructed to sell phases B-F which comprises 326 dwellings on a site of approximately 41.54 acres (16.81 ha) to include the existing farmhouse and curtilage, which is subject to a residential tenancy.

The scheme provides a mix of 4 bedroom detached and semi-detached dwellings, 3 bedroom detached and semi-detached dwellings, and 2 bedroom apartments.

Please note phase A is not included in the sale.

All planning documents are available to download from the data room. For access please contact Savills.



Phasing

Drawing no. P-03 (2 of 2) - SITE LAYOUT - GENERAL ARRANGEMENT AND LANDSCAPE MANAGEMENT MASTER PLAN; P-04 (2 of 2) - SITE LAYOUT - ROADS TECHNICAL PLAN; and P-05 (2 of 2) - SITE LAYOUT - DRAINAGE PLAN.

OUTFALL B
Point at which storm drainage from Phases E and F discharges to the existing watercourse

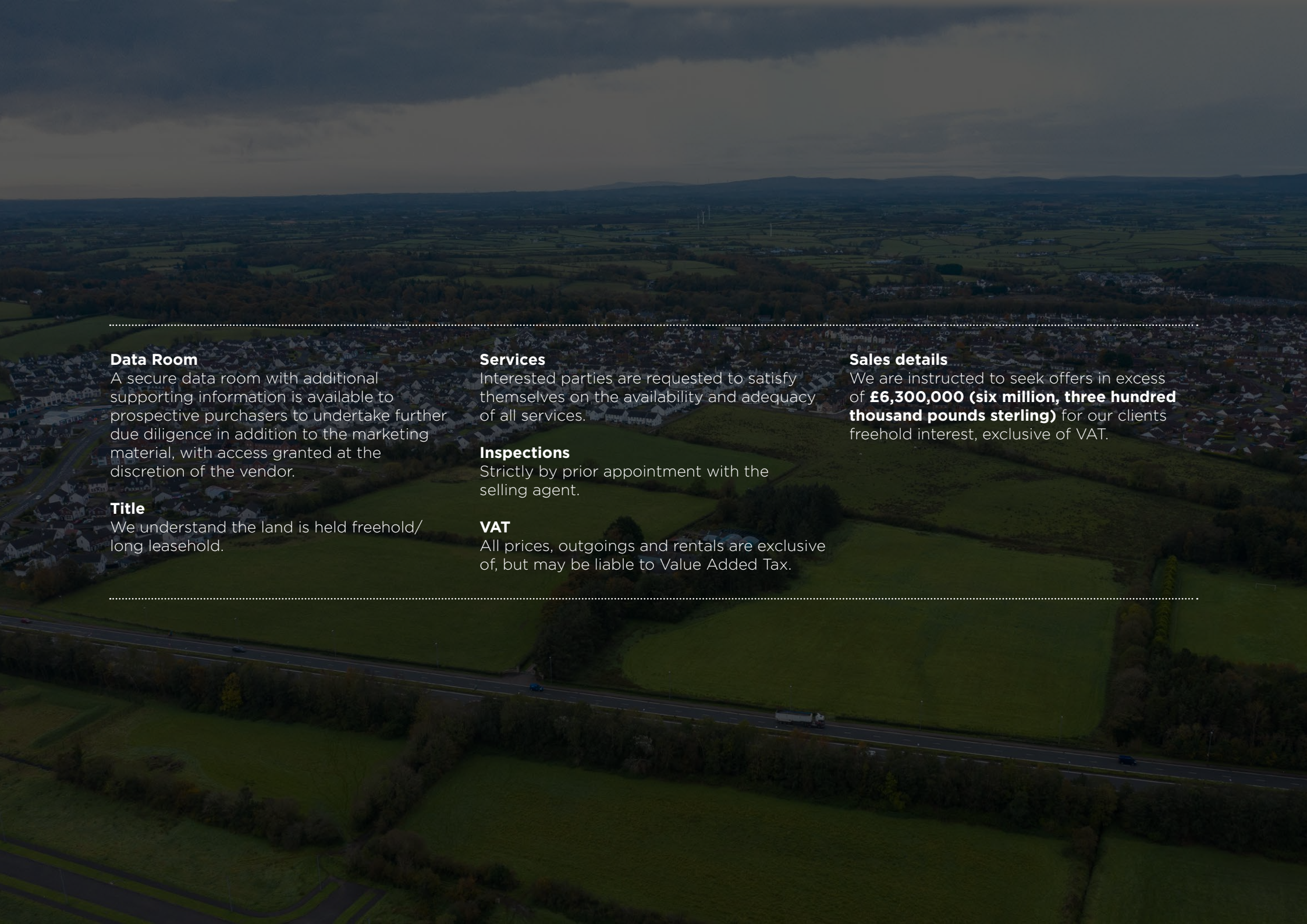
OUTFALL A
Point at which storm drainage from Phases A, B, C and D discharges to the existing watercourse

Drawing no. P-03 (1 of 2) - SITE LAYOUT - GENERAL ARRANGEMENT AND LANDSCAPE MANAGEMENT MASTER PLAN; P-04 (1 of 2) - SITE LAYOUT - ROADS TECHNICAL PLAN; and P-05 (1 of 2) - SITE LAYOUT - DRAINAGE PLAN.

Reference	Phase	No. of Dwellings
	A*	48
	B	56
	C	53
	D	80
	E	57
	F	80
Total		326

*Please note Phase A is not included in the sale





Data Room

A secure data room with additional supporting information is available to prospective purchasers to undertake further due diligence in addition to the marketing material, with access granted at the discretion of the vendor.

Title

We understand the land is held freehold/long leasehold.

Services

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

Inspections

Strictly by prior appointment with the selling agent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Sales details

We are instructed to seek offers in excess of **£6,300,000 (six million, three hundred thousand pounds sterling)** for our clients freehold interest, exclusive of VAT.



Further information/viewings

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