



For Sale

Residential, Industrial and Leisure Development Opportunity
Howdens Quay, Bank Road, Larne c. 48 Acres of Waterfront Land



PROPERTY SUMMARY

- **C. 48 acres of waterfront land**
- **Prominent site on Larne Lough**
- **C. 32.6 acres zoned for a mixture of residential, Industrial and Leisure Development**

LOCATION

Larne is located in the north east part of the Mid & East Antrim Borough coastline and is the second largest seaport in Northern Ireland. At the time of the 2011 census, Larne had a population of 18,705, making it the third largest town within the Borough, behind Ballymena and Carrickfergus. Larne is connected to Belfast by the A8 road. This is a strategically important road within Northern Ireland and currently carries in excess of 17,000 vehicles per day including the high volume of traffic utilising the Port of Larne passenger and freight ferry services to Scotland. The site is located on the Bank Road heading out of Larne, on the A2 towards Carrickfergus.

DESCRIPTION

The site measures approximately 48 acres (19.42 Hectares). The land currently includes several buildings which were used as part of the former commercial use of the site as well as 2 residential dwellings. The lands are dissected by the A2 - Larne to Carrickfergus trunk road as well as the Northern Ireland Railways Larne to Belfast Line. The lands have extensive frontage on to Larne Lough c. 1 km in length.

The portion of the lands between the Railway Line and the Lough are generally flat and provide a good development platform. The western portion of the site rises gently from the A2 before rising steeply toward the Antrim Plateau. The escarpment is steep and heavily wooded but may be useful as amenity land and/or leisure use.

TRAVEL TIME BY CAR

- | | |
|-------------------------|------------------------------------|
| • Belfast 30 minutes | • International Airport 25 minutes |
| • Derry City 90 minutes | • Dublin 120 minutes |



FOR SALE - Howdens Quay, Bank Road, Larne c. 48 Acres of Waterfront Land

THE SITE

The site has been broken down into 5 sections and are shaded below. They are known as Development Land, Waterfront Development Land, Roadside Development Land, Former Coal Yard and The Escarpment.

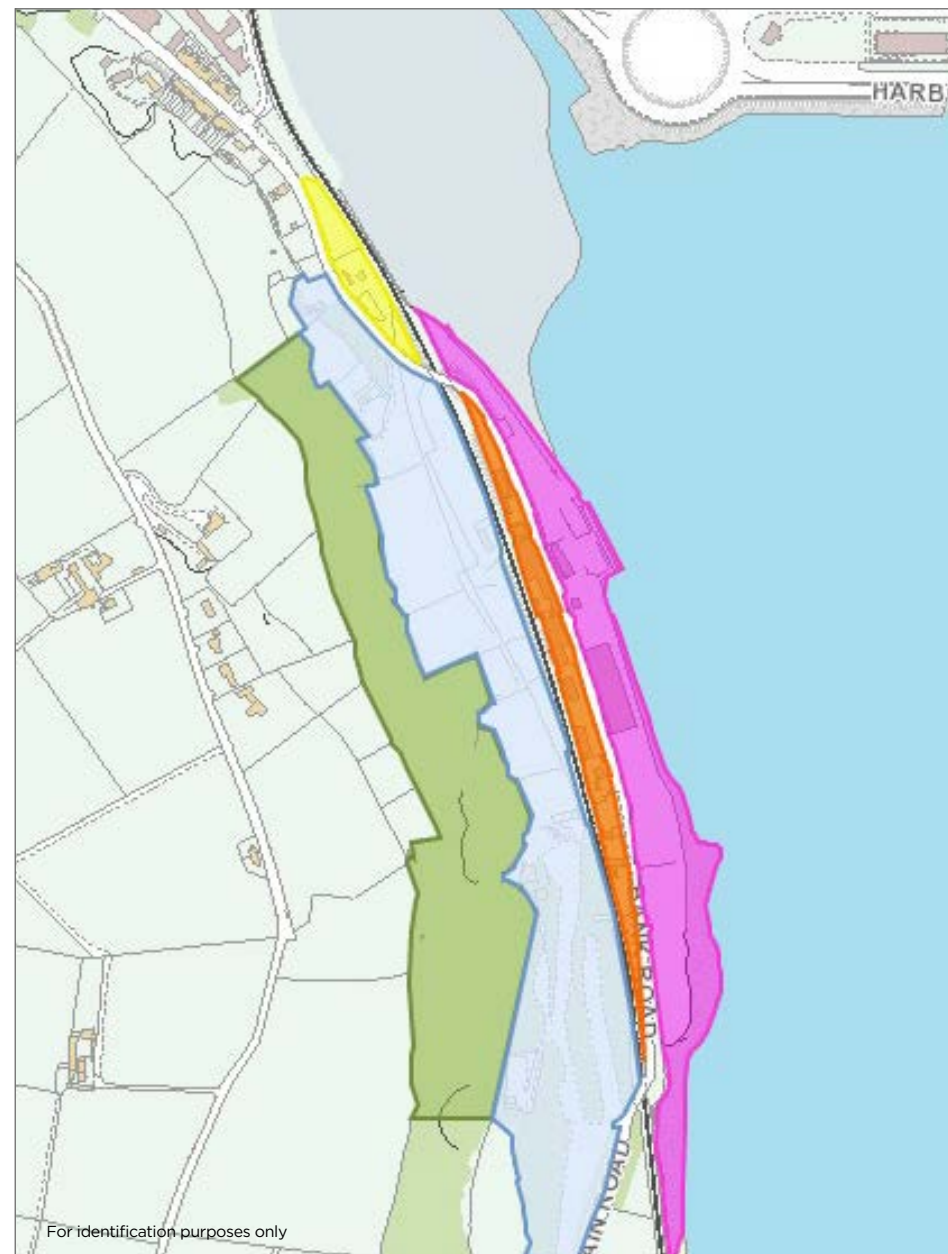
Area	Colour	Size (Acres)
Development Land	Blue	19.3
Waterfront Development Land	Purple	9.7
Roadside Development Land	Orange	2.5
Former Coal Yard	Yellow	1.1
Escarpment	Green	15.4

PLANNING

The site had outline planning permission granted for a mixed use redevelopment of the site under planning ref F/2005/0315/O. The Larne Area Plan 2010 has the site zoned for a mixed use redevelopment under sections OS4, IND3 and IN3. The planning application was successful in revising the proportions of the areas zoned for different types of development from the criteria set out in the area plan. The residential proportion was increased to 60% from 35% and the industrial proportion was reduced from 55% to 30%. The leisure proportion remained the same and accounts for 10%.

The mixed use areas have been broken down in planning terms in percentage of developable land (c. 32.6 acres) below:

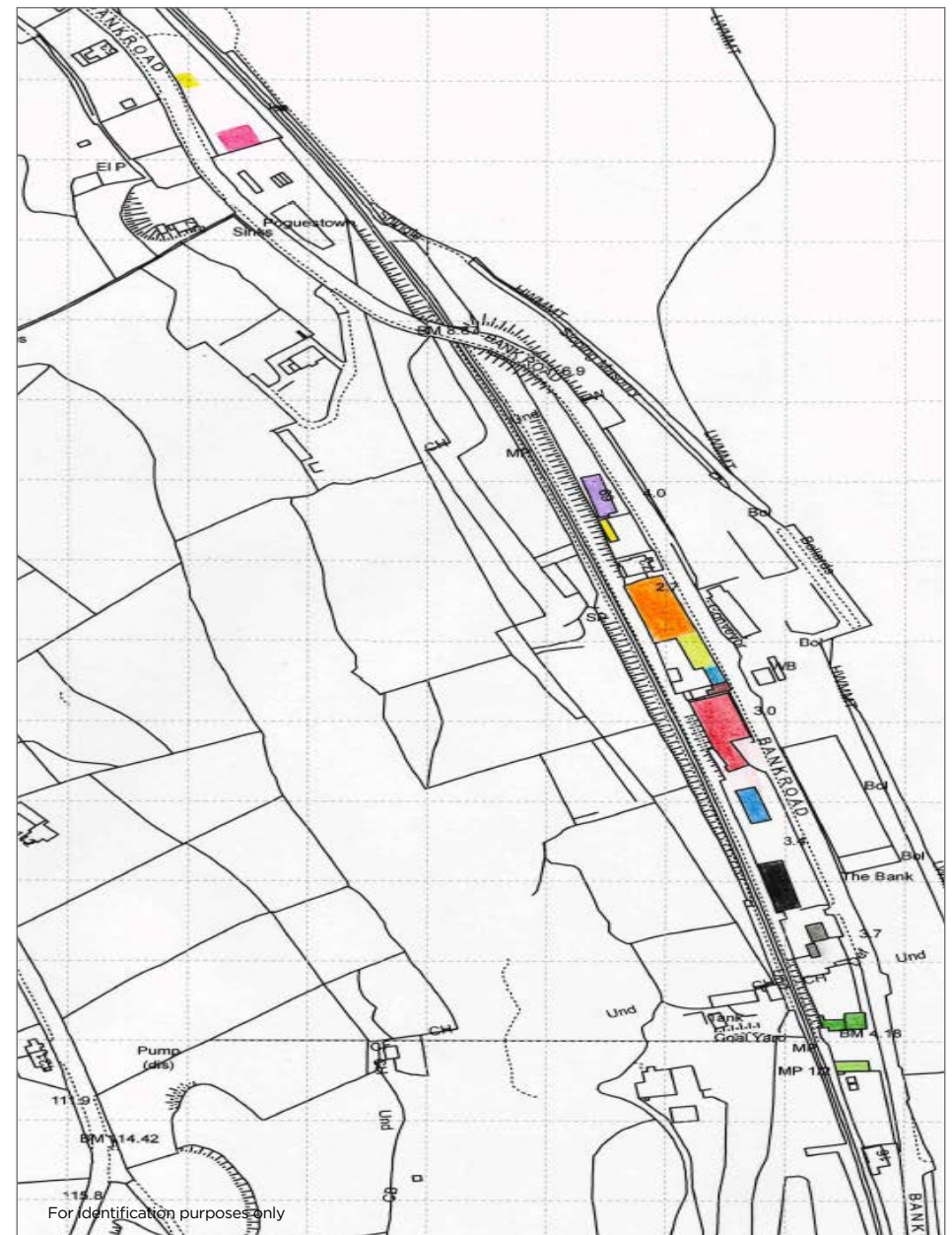
Residential	19.56 acres (60%)
Industrial	9.78 acres (30 %)
Leisure	3.26 acres (10%)
Sub Total	32.6 acres (100%)
Escarpment	15.4 acres
Total site area	48 acres



EXISTING BUILDINGS

Building Number	Colour	Size (Sq. Ft.)
1	Purple	2,676
2	Yellow	557
3	Orange	5,412
4	Lime	2,412
5	Dark Blue	2,150
6	Brown	496
7	Red	6,602
8	Light Blue	1,757
9	Black	3,219
10	Grey	756
11	Dark Green	1,083
12	Light Green	967
13	Pink	1,484
14	Mustard	878

The buildings on site are in a generally dilapidated condition and would require refurbishments or demolition.



SALES DETAILS

Offers invited over £1,750,000
(One Million and Seven Hundred and Fifty Thousand Pounds) Assumed free hold or long leasehold.

All prices and outgoing etc. are exclusive of, but may be subject to VAT.

All areas and measurements are approximate. Photographs and plans are for guidance purposes only and are not necessarily comprehensive.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



Contact: Stephen Deyermund
Tel: 028 9089 4065
Mobile: 07968727196
Email: stephen.deyermond@tdkproperty.com

Contact: Connor James
Tel: 028 9024 7111
Mobile: 07341 866173
Email: connor.james@tdkproperty.com

TDK for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.