

An aerial photograph of a residential area in Islandmagee, BT40 3SA. A large, irregularly shaped plot of land is highlighted with a yellow border. The plot is currently overgrown with vegetation. Surrounding the plot are various residential buildings, including houses and a long red brick building. A green field is visible to the left of the plot. In the background, there are more houses and a body of water under a cloudy sky.

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FOR SALE

60 Middle Road, Islandmagee, BT40 3SA

Development Opportunity with Full Planning Permission for 14 Houses

LOCATION

Islandmagee is a peninsula located on the east of the province, between the towns of Larne and Whitehead.

The subject property is located on Middle Road in the coastal townland of Ballystrudder, c. 1.6 miles from Whitehead, c. 7.2 miles from Carrickfergus and c. 8.9 miles from Larne.

The immediate area is made up of low-medium density housing, with local tourist attractions including The Gobbins cliff path, visitor centre and café and the Rinkha Ice Cream and Toys.

DESCRIPTION

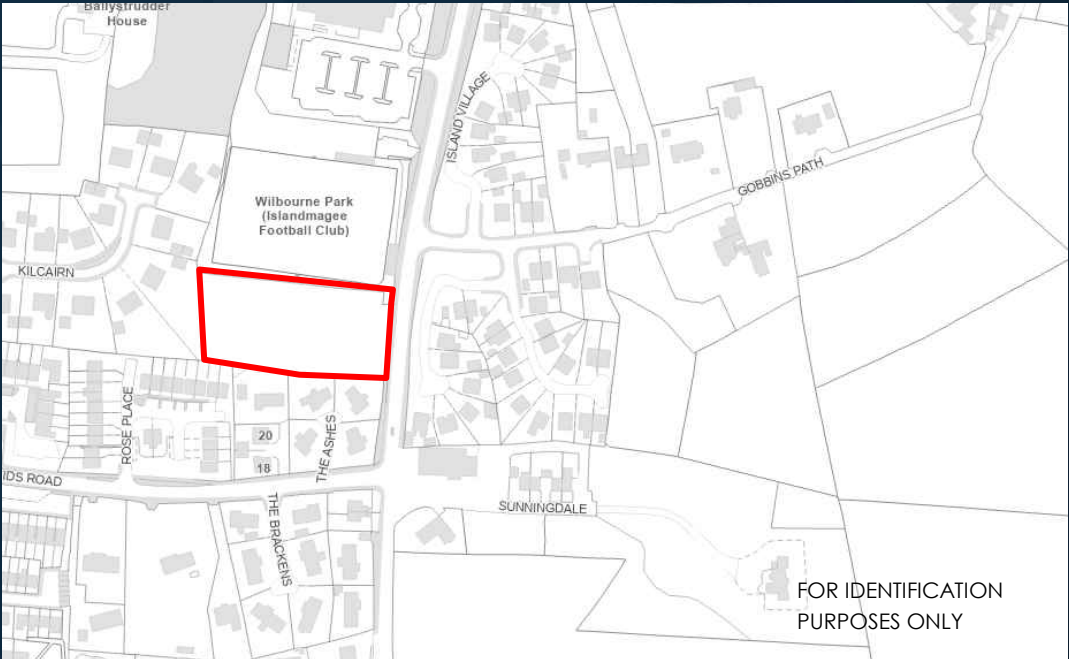
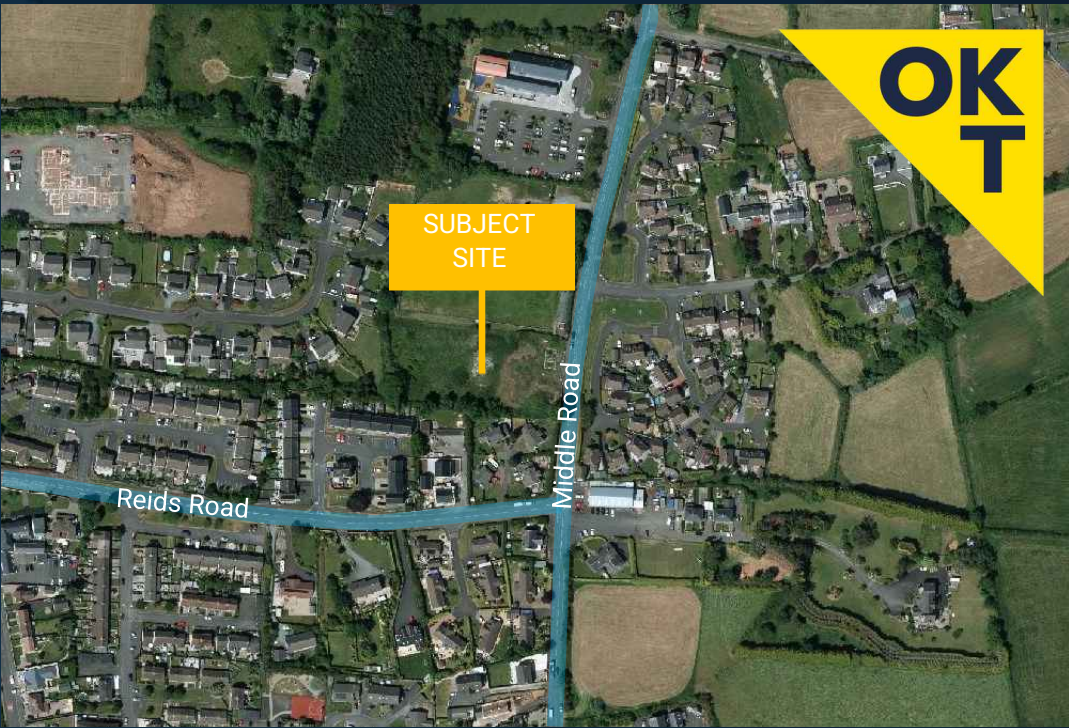
The subject comprises development land extending to c. 1.4 acres with full planning permission for 14 units. The land is currently laid in grass and is fenced and gated.

SITE AREA

1.4 Acres / 0.55 Hectares

PLANNING

REFERENCE	LA02/2022/0799/4
Description	Residential development comprising 9 no. units to include 1 no. detached, 6 no. chalet bungalows and 2 no. semi-detached. Proposal includes general amendments to site layout with associated siteworks, landscaping, car parking, driveways, garages, and garden stores. Change of house type to sites 6-14 as approved under extant planning permission F/2014/0171/F
REFERENCE	LA02/2022/0388/F
Description	Proposed residential development comprising of 5no. units to include 1no. detached and 4no. semi-detached. Proposal includes general amendments to site layout with associated siteworks, landscaping, car parking, driveways, and garden stores. Change of house type to sites 1 to 5, as approved under extant planning permission F/2014/0171/F.



UNITS	DESCRIPTION
2	4 Bed Detached
6	3 Bed Semi-Detached
6	4 Bed Chalet Bungalow



PROPOSED SITE PLAN

60 Middle Road, Islandmagee

Project Ref:	22102	Client:	Drumbreagh Limited	Date:	14/04/22
Drawing Ref:	D02	Project Title:	Residential Development, 60 Middle Road, Islandmagee	Scale:	1:500
Drawing Title:	PROPOSED SITE PLAN	Drawn By:	NMK	Checked By:	FDMCL
Revision:		Drawn By:		Checked By:	

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GROUND FLOOR PLAN



FRONT ELEVATION



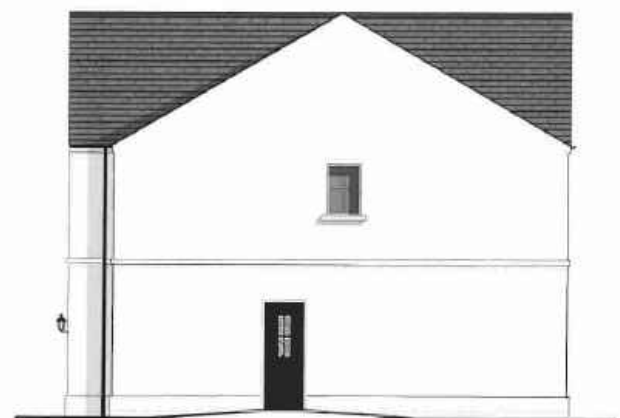
FRONT/SIDE ELEVATION (To Middle Road)



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

EXAMPLE FLOOR PLANS

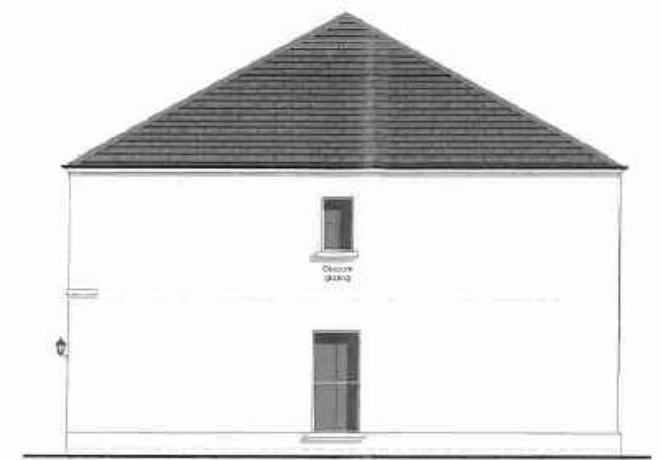
4 Bed Detached



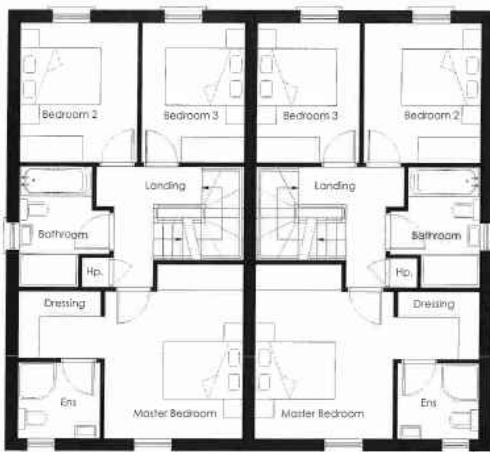
GROUND FLOOR PLAN



FRONT ELEVATION



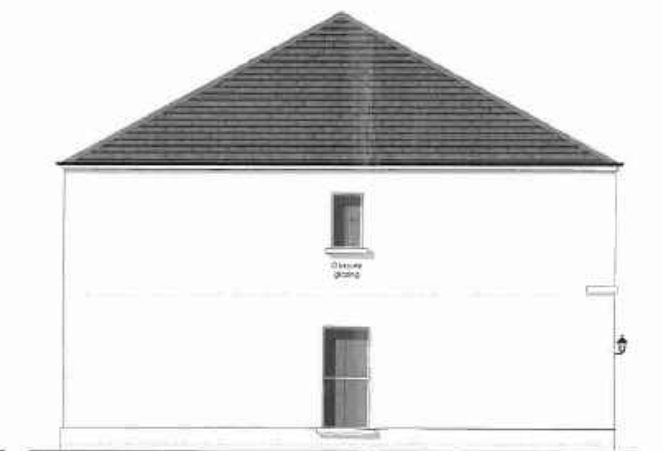
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



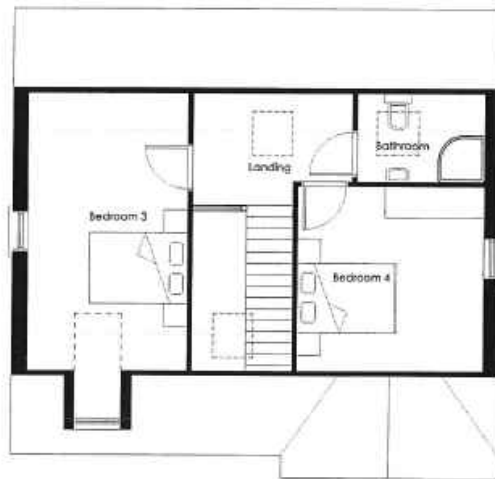
SIDE ELEVATION

EXAMPLE FLOOR PLANS

3 Bed Semi-Detached



GROUND FLOOR 785 sqft



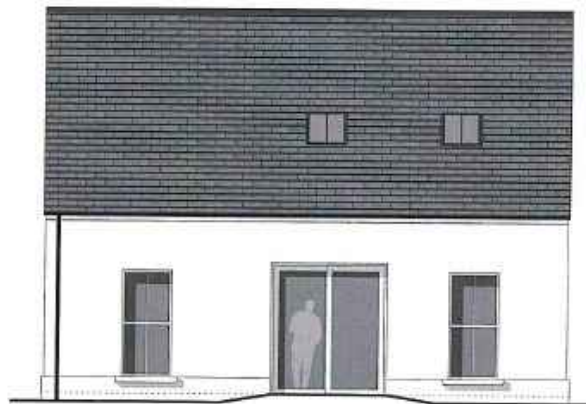
FIRST FLOOR 521 sqft



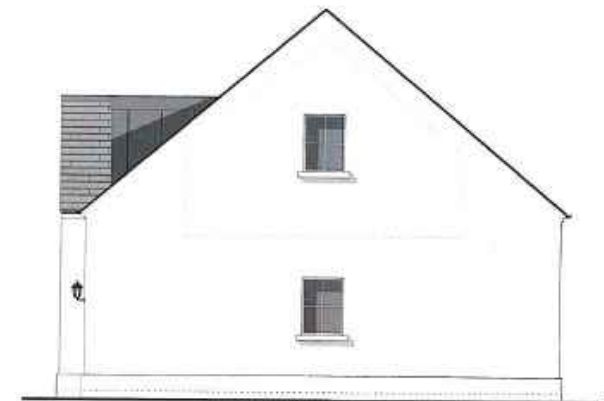
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

EXAMPLE FLOOR PLANS

4 Bed Chalet Bungalow

SALES DETAILS

PRICE: £550,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10333



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors 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 or Lessees and do not constitute, nor constitute part of, an offer at 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 or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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