

An aerial photograph of a residential area. A large, irregularly shaped plot of land, primarily covered in trees and shrubs, is outlined with a bright yellow border. This plot is situated between a residential street on the left and a larger residential development on the right. In the background, there is a large industrial or commercial site with many blue shipping containers and a building. The foreground shows several houses and a road with some traffic.

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# FOR SALE

FOR IDENTIFICATION PURPOSES ONLY

## Lands at Millburn Road, Coleraine, BT52 1QX

Prominent site with Full Planning Approval for 38 Residential units across 2 phases



# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c.56 miles north of Belfast and c.32 miles east of Londonderry. It is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 employees.

The property is situated on the Millburn Road which leads from the town centre past the Rose Gardens and JKC BMW showroom out in the direction of Portrush and Portstewart and the University. The site whilst not leading to the River Bann is in close proximity although elevated so as not to be affected in any way. There will likely be views over same from some of the upper floor apartments within the scheme when built.

The finished units will face onto a regular bus route and are within a 10 minute walk to the train station to facilitate easy second home buyers as needed in the 3rd generation sector and will be equally appealing to buyers in the local community seeking a centrally based home for their daily commute to town or a nearby destination, with many choosing the North Coast now as a work from home alternative to life in local or mainland city's as working life has evolved.

## DESCRIPTION

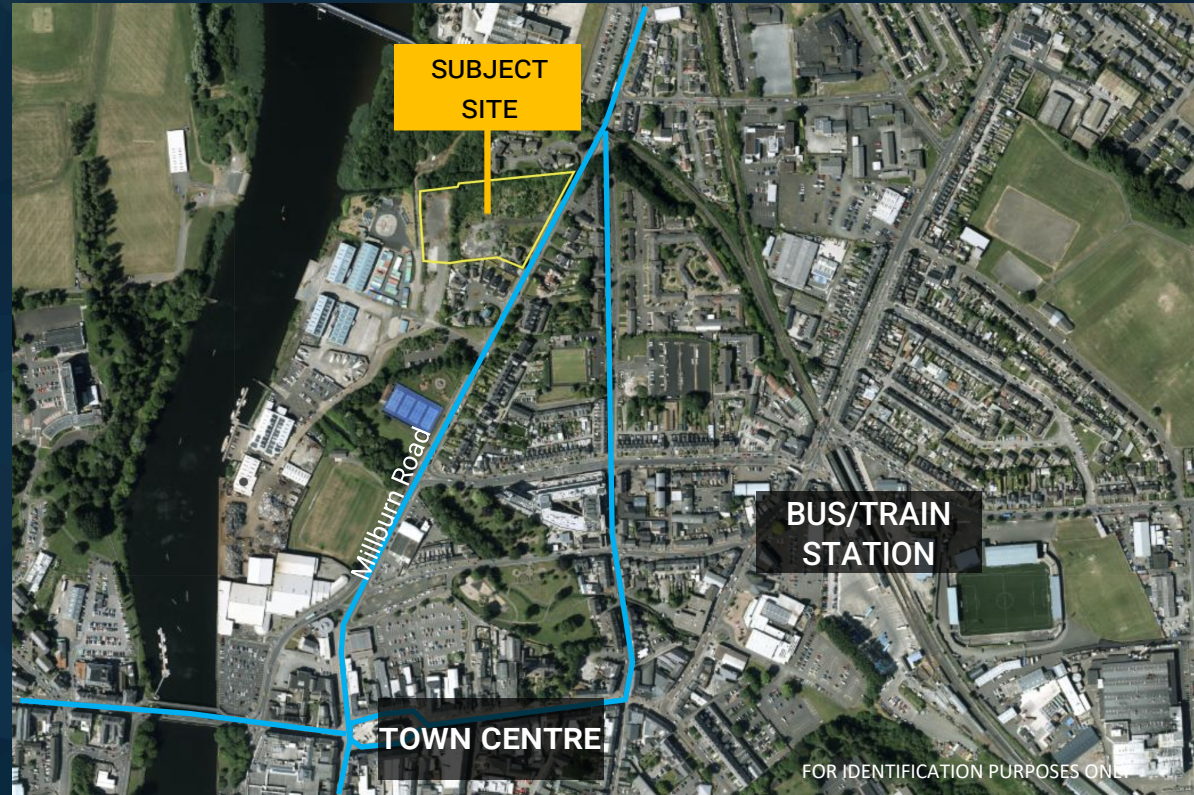
The lands provide a mostly cleared site with as mentioned a good stretch of frontage onto Millburn Road, only the final old houses remain to be demolished. The site could be taken through to building commencement in a short period of time as the vast majority of the site preparation and statutory matters have already been undertaken and paid for at the vendors expense to date, leaving little to do from a developers perspective thankfully, which makes the opportunity to purchase all the more attractive.

The site has been certified clear of any contaminants and invasive plant species, and a secondary planning application against the original application is now also approved for an alternative scheme that we detail herein to provide some more smaller 1 bedroom apartments suitable for social housing provision if so desired for a build out as an alternative. There is also the potential to focus more on a larger number of private housing as a more profitable outcome if building for that sector directly.

### Other Points of Note :

There is an availability of some rubble already on site which can be crushed for hardcore layers

We are advised of an 'additional needs housing' shortage locally, and an additional 5 units across both phases is possible subject a minor amendment with the planning department as regards internal layouts coupled with an 'offsetting agreement' to be negotiated with NI Water to replace / remove the need for the approved Water Treatment works as shown in Phase 2.



1M TOURISTS

VISITING THE NORTH  
COAST PER YEAR



C. 10 MINS WALK TO  
COLERAINE CITY  
CENTRE



REGULAR BUS SERVICES  
AND BUS / TRAIN  
STATION IN CLOSE  
PROXIMITY



C. 10 MINS DRIVE TO  
THE TOWNS OF  
PORTSTEWART AND  
PORTRUSH



# SITE AREA

The subject site extends to c. 3.40 acres ( 1.4 hectares).

# PLANNING

**Phase 1 :** Planning Ref: LA01/2023/0083/F      Planning Approved 21 August 2024

The subject has been granted Planning approval for Social Housing scheme consisting of 17 no apartments and 1 no semi-detached 2 storey dwelling with open space, access, parking, landscaping and associated works (Total no. residential units 18) at Lands to the South of 1-8 Willowbrook Park and 35m North of 6a & 6b Millburn Road. (Outlined orange opposite)

**Phase 2 :** Planning Ref: LA01/2023/0087/F      Planning Approved 29 May 2025

Social Housing scheme consisting of 20 No. Dwellings comprising a mix of 2 Storey detached and a semi detached dwelling with open space, access, parking, landscaping, waste water treatment works and associated works including demolition of existing semi detached dwelling (Total No. residential Units 20)

# PROPOSED DEVELOPMENT

Over the two phases of the Scheme there will be a total of 38 residential units comprising 2 Detached, 19 Semi Detached and 17 Apartments. (See later pages of this brochure for design illustration or refer to the Planning website with the references to download the plans directly)

## 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/uksi/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: C5029





# SALES DETAILS

PRICE: Price on Application

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.

## RATES

6A Millburn Road — £115,000 Capital Value

All perspective purchasers should make their own enquiries to confirm the rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

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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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