



# FOR SALE

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

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

FOR IDENTIFICATION PURPOSES ONLY

# 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

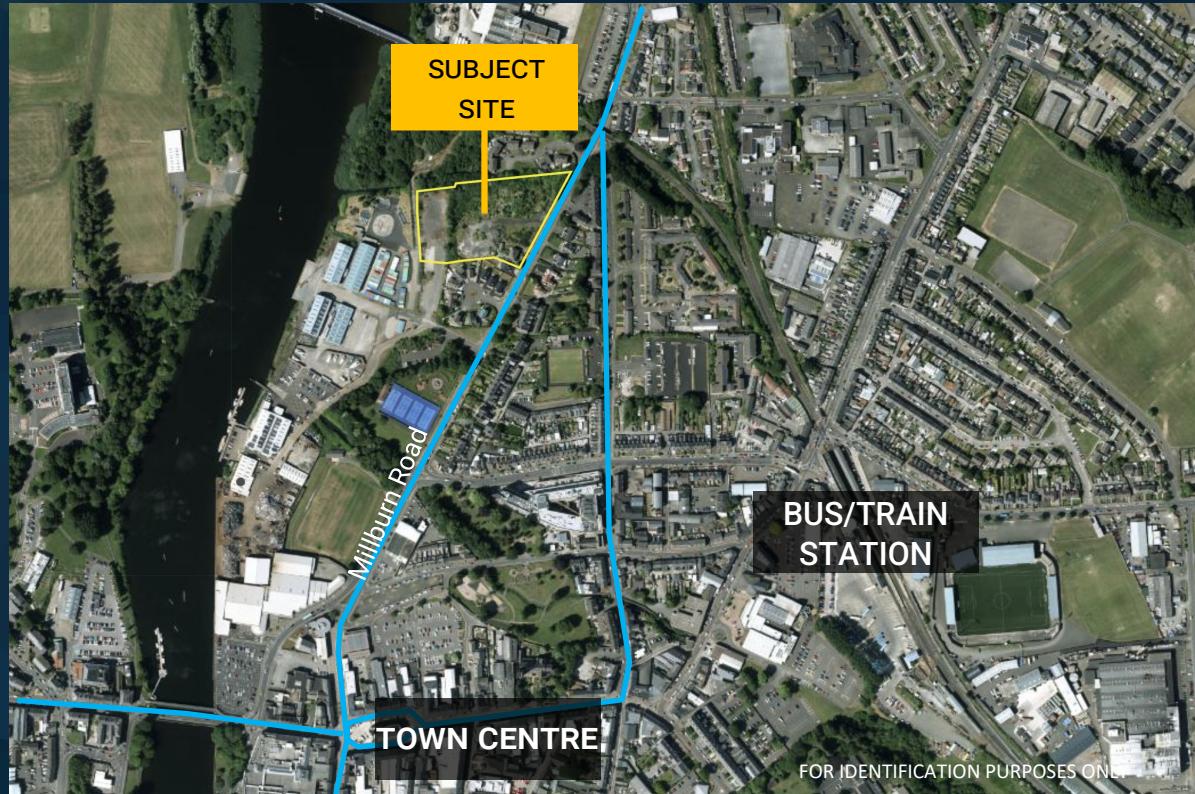
The lands provide a mostly cleared site with as mentioned a good stretch of frontage onto Millburn Road, only the final old houses remain to be demolished. The site could be taken through to building commencement in a short period of time as the vast majority of the site preparation and statutory matters 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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