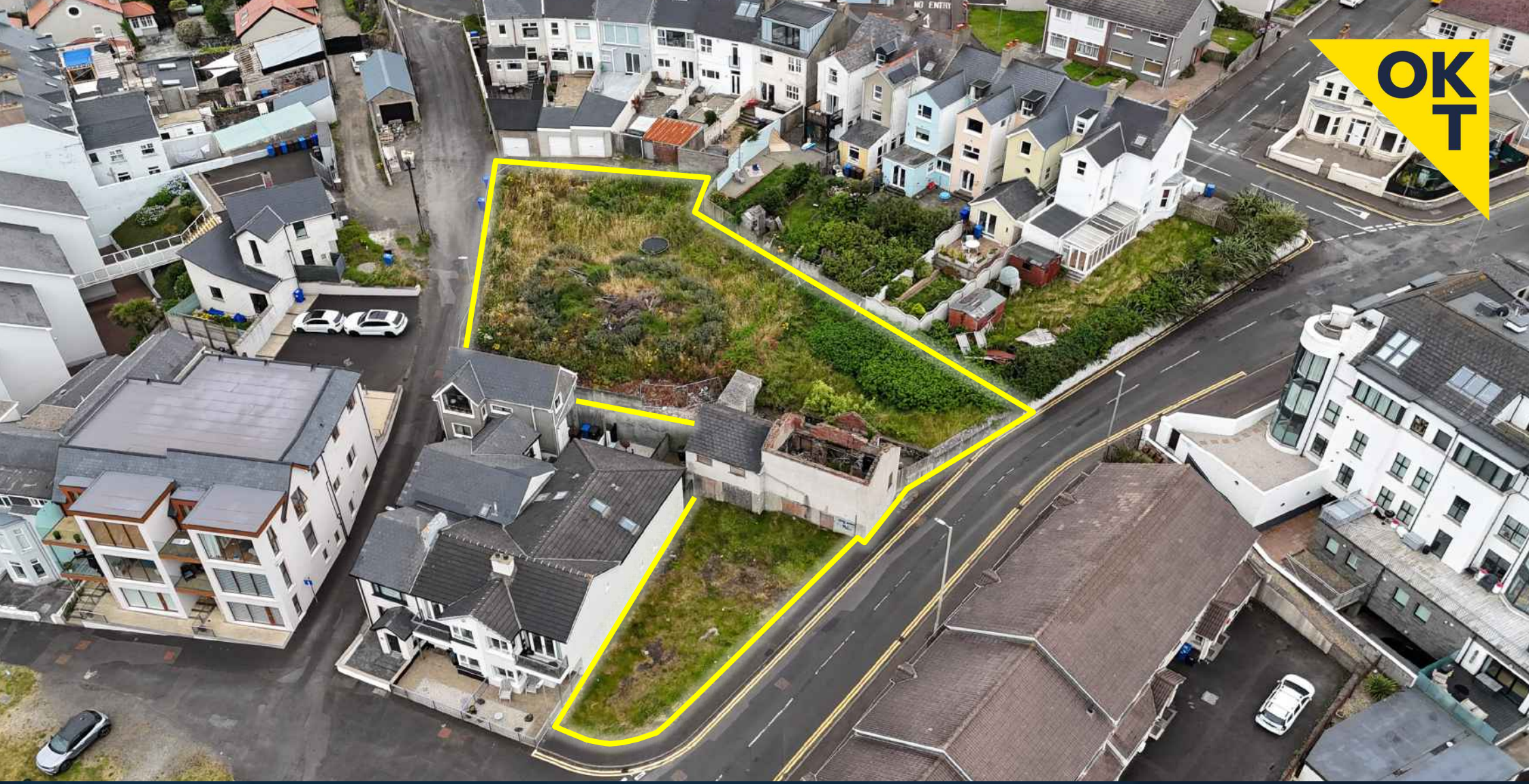


An aerial photograph of a residential neighborhood. A large, irregularly shaped plot of land is outlined with a bright yellow border. This plot is mostly covered in tall grass and some shrubs, with a small circular feature in the upper left. It is situated between several rows of houses. To the left, there are modern multi-story houses. To the right, there are older, more traditional houses. A road runs along the bottom and right side of the plot. In the top right corner, there is a yellow triangular logo with the letters 'OK' and 'T' stacked vertically.

OK
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FOR SALE

12 The Hill, Heathmount, Portstewart, BT55 7AT

C. 0.27 acre site zoned for residential development

LOCATION

Portstewart needs little introduction as its popularity extends throughout Northern Ireland and beyond, situated centrally along the North Coast approximately 4 miles north west of Coleraine the regional centre.

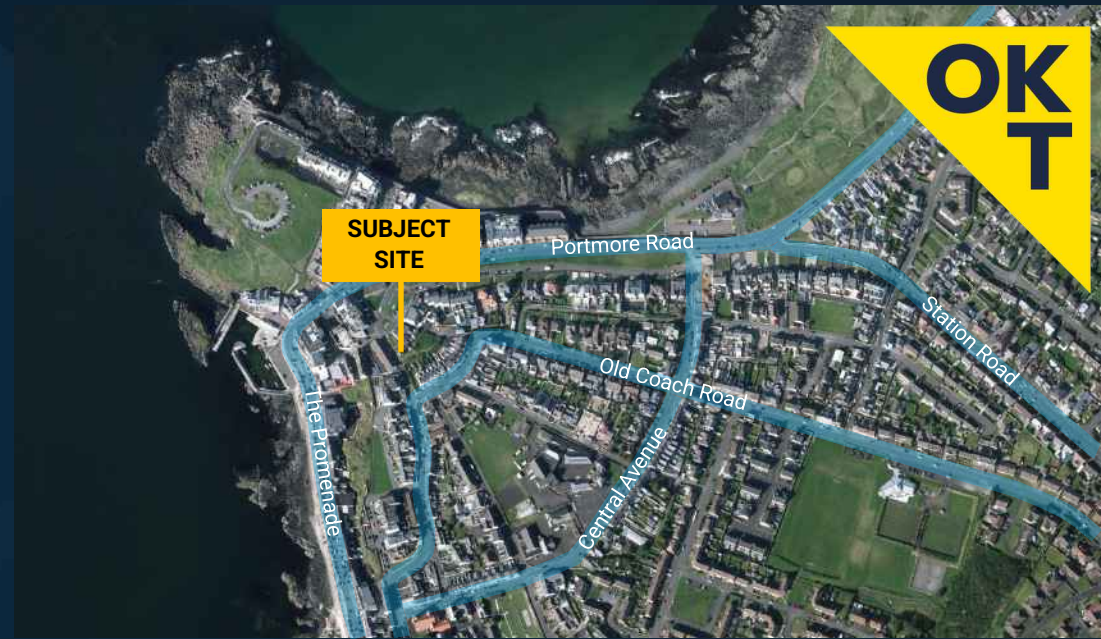
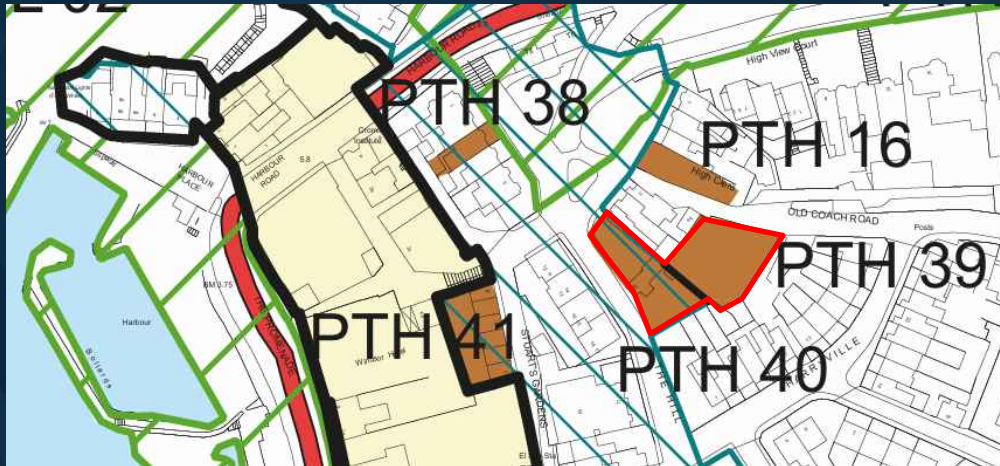
It is well established as a good commuter town and strong tourist destination being situated right at the centre of the Causeway Coast A2 route.

The subject site is situated at 12 The Hill, Heathmount approximately a 2 minute walk from The Promenade.

DESCRIPTION

The subject site extends to approximately 0.265 acres and is **zoned for residential development**, presenting an excellent opportunity within one of the North Coast's most sought-after locations. Benefitting from an elevated and undulating topography, the site when developed will likely have attractive **sea views from the upper floor levels** and offers significant potential for a high-quality residential scheme, subject to the necessary statutory approvals.

Occupying a prime position fronting both Old Coach Road and The Hill, the site is exceptionally well located in this much sought after area, with many local amenities and restaurants within a 5 - 10 minute drive.



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.

OK
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SALES DETAILS

PRICE: Offers Over £450,000

TITLE: Freehold title will be made available for the sale.

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.

ZONING DETAIL

Housing Zoning PTH 38

West of Old Coach Road/The Hill (0.06 ha)

Key Site Requirements:

1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three stories in height to ensure the character of the area is respected.
3. The design and orientation of any development shall minimise intrusion and loss of privacy for neighbouring dwellings.
4. The development of the site may require additional lands to provide an access to a public road.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk

ANTON MCINTYRE

028 7034 4244

anton.mcintyre@okt.co.uk



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