



**OKT**  
O'CONNOR KENNEDY TURTLE

## FOR SALE

Excellent Residential Development Site with Full Planning Permission for 3 No. Detached and 10 No. Semi-Detached Dwellings

**Parkgate Rd, Parkgate, Templepatrick, Co Antrim BT39 0DF**



# LOCATION / DESCRIPTION

Parkgate is a popular commuter village located in Co Antrim, approximately 12 miles north west of Belfast via the M2 motorway and is in close proximity to Templepatrick, Dunadry, Doagh and Ballyclare and the Belfast International Airport. Being only 1.5 miles from the Templepatrick junction of the M2 motorway, the location provides unrivalled access both north and south.

The site is prominently located with excellent road frontage to the main Parkgate Road within a short distance from the village centre, benefiting from the wealth of local amenities provided. The surrounding area comprises mainly of private housing and agricultural lands.

Additionally the area is an excellent location for a families and benefits from nearby leisure facilities to include Hilton Hotel and Golf Resort Templepatrick, the recently refurbished Dunadry Hotel and the Junction Retail and Leisure Park.

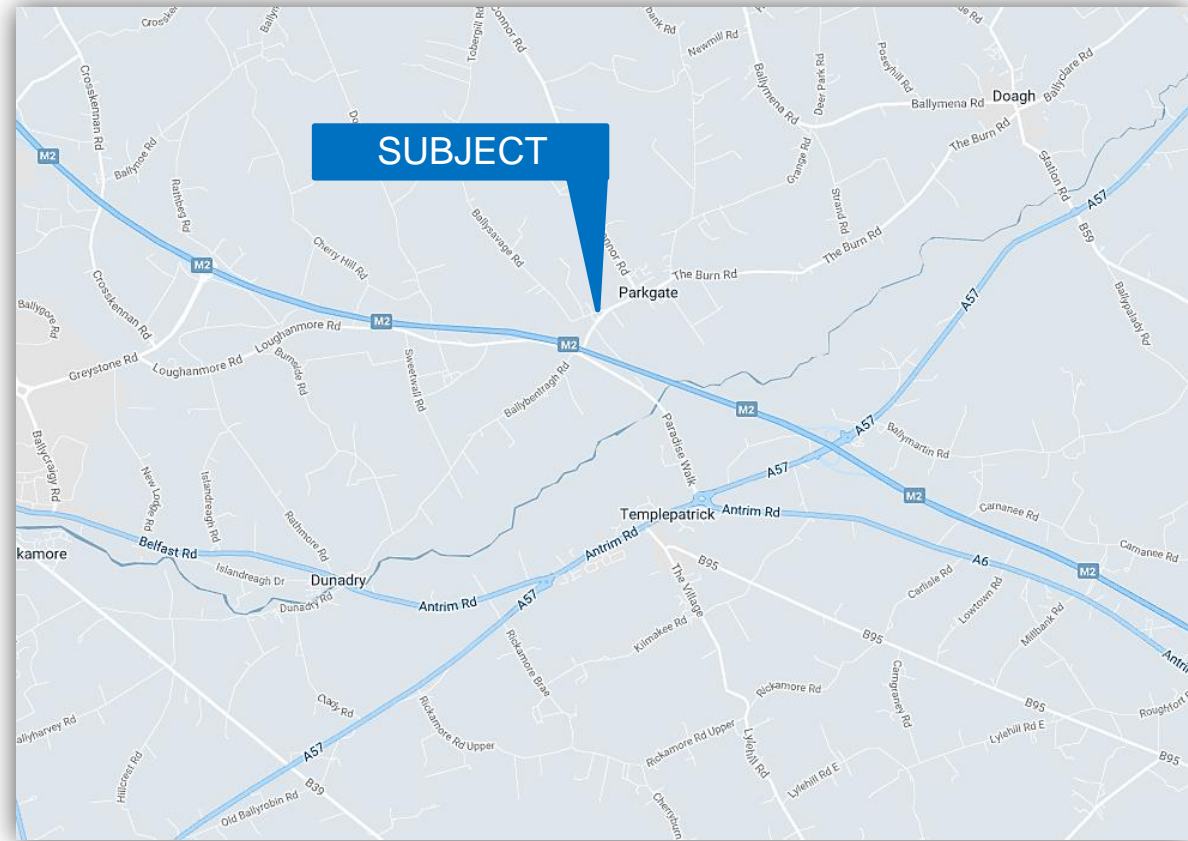
The land comprises a rectangular shaped greenfield site with level topography and boundaries defined by mature trees / hedgerows. Additionally the site benefits from extensive road frontage to the main Parkgate Road of c. 525 ft (160 m).

# PLANNING

The site benefits from full planning permission for the construction of 3 No. detached and 10 No. semi-detached dwellings (Ref: LA03/2016/1081/F – dated 25 July 2018).

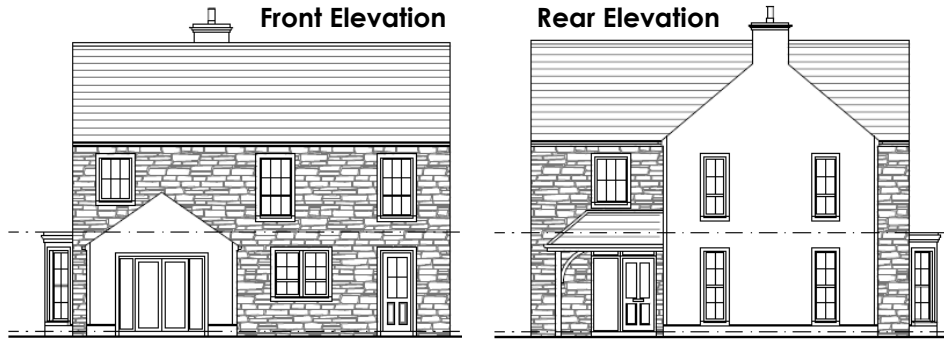
The scheme has been carefully and tastefully designed by McAdam Stewart Architects to make excellent use of the site providing 13 attractive family homes. The scheme comprises the following:

SITE	HOUSE TYPE	DESCRIPTION	AREA
1	A	4 Bed Detached	1,855 sq ft
2	C1	4 Bed Semi-Detached	1,735 sq ft
3	C	4 Bed Semi-Detached	1,735 sq ft
4	A1	4 Bed Detached	1,855 sq ft
5	C	4 Bed Semi-Detached	1,735 sq ft
6	C1	4 Bed Semi-Detached	1,735 sq ft
7	C1	4 Bed Semi-Detached	1,735 sq ft
8	C1	4 Bed Semi-Detached	1,735 sq ft
9	C1	4 Bed Semi-Detached	1,735 sq ft
10	C	4 Bed Semi-Detached	1,735 sq ft
11	C1	4 Bed Semi-Detached	1,735 sq ft
12	C1	4 Bed Semi-Detached	1,735 sq ft
13	B	4 Bed Detached	1,875 sq ft

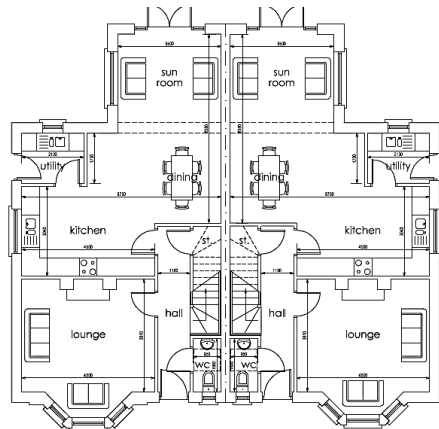


**Site Layout Plan**

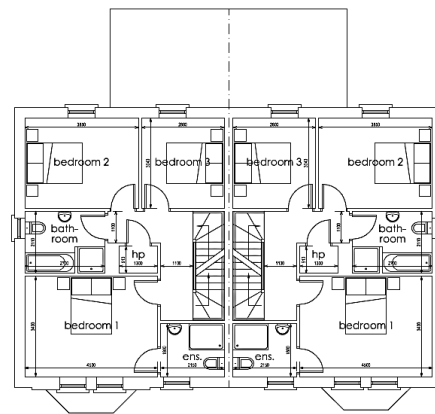
# House Type A



# House Type C/C1



Proposed Ground Floor Plan



Proposed First Floor Plan

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.



## SITE AREA

The site extends to c. 1.8 acres (0.73 ha).

## SALES PRICE

Price on application

## VAT

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

## FURTHER DETAILS



O'Connor Kennedy Turtle  
22 Adelaide Street  
Belfast BT2 8GD  
T +44 (0)28 9024 8181

CONTACT: BRIAN TURTLE | [brian.turtle@okt.co.uk](mailto:brian.turtle@okt.co.uk)

## JOINT AGENT



Osborne King  
The Metro Building  
6 - 9 Donegall Square North  
Belfast BT1 5JA  
T +44 (0)28 9027 0000

CONTACT: THOMAS OSBORNE | [thomas.osborne@osborneking.com](mailto:thomas.osborne@osborneking.com)

Our Ref: BFT/JP/8318