

An aerial photograph showing a coastal town with many houses, surrounded by lush green fields and dense trees. In the background, a large body of water (likely a bay or lake) stretches towards distant hills under a clear sky. The lighting suggests late afternoon or early morning, with long shadows cast across the landscape.

Craigdarragh Road

Prime Lands extending
to c.18.4 Acres

Craigdarragh Road

For Sale

Prime Lands extending to c.18.4 Acres

Craigdarragh Road, Seahill, Hollywood



Parcel A

Parcel B

Potential development lands overlooking the peaceful shores of Belfast Lough.

Comprises of two land parcels extending to c. 18.4 acres (7.5 hectares).

Accessed from Craigdarragh Road and Rathmoyle Park, Seahill.

Perfectly positioned providing ease of access to Holywood, Crawfordsburn and Belfast.

Close to Helen's Bay, Royal Belfast Golf Club, Ulster Folk & Transport Museum & Culloden Estate & Spa.

May be suitable for a range of development opportunities, subject to obtaining any statutory planning consents.



Craigdarragh Road

Prime Lands extending
to c.18.4 Acres

Location

The subject lands are positioned within the affluent village of Seahill, Holywood, overlooking the peaceful shores of Belfast Lough, surrounded by breath-taking scenery and serene sea views. Both parcels of land are accessible from the Craigdarragh Road, accessed of the Belfast Road (A2) which is the main communication network connecting with Belfast and Bangor. The larger of the two land parcels also benefit from access from Rathmoyle Park, which in turn is accessed from Seahill Park.

Seahill Rail Halt.....	0.5 miles
Culloden Estate & Spa.....	1.8 miles
Royal Belfast Golf Club.....	1.8 miles
Spar Torgrange.....	2.6 miles
Royal North of Ireland Yacht Club.....	2.7 miles
Crawfordsburn Country Park.....	3.5 miles
Holywood.....	4.0 miles
Redburn Country Park.....	4.5 miles
Bangor.....	5.2 miles
Holywood Exchange.....	5.4 miles
Bangor Aurora Aquatic & Leisure Complex.....	5.8 miles
George Best Belfast City Airport.....	5.9 miles
Belfast City Centre.....	9.3 miles
Belfast International Airport.....	26.5 miles



Situation

Perfectly positioned with much to see and do, the village of Seahill is spoilt for choice when it comes to scenic landscapes, exciting activities and fun-filled days out within the local area. From the renowned Culloden Estate and Spa to the sandy shores of Helen's Bay, the lush fairways of Royal Belfast Golf Club and the historic exhibitions at the Ulster Folk and Transport Museum, to the treelined paths of Crawfordsburn Country Park and the array of activities taking place on the tranquil waters of Belfast Lough, this exceptional area truly offers something for everyone.

With a host of all-important amenities located nearby, including excellent sport and leisure facilities, leading primary and secondary schools, quaint boutiques, and an abundance of chic cafés, pubs and restaurants, you won't have to travel in order to access the very best facilities that Northern Ireland has to offer. Positioned very close by, Seahill Rail Halt provides excellent transport links across Belfast City Centre and beyond, ensuring hassle-free travel for those undertaking the daily commute.



Description

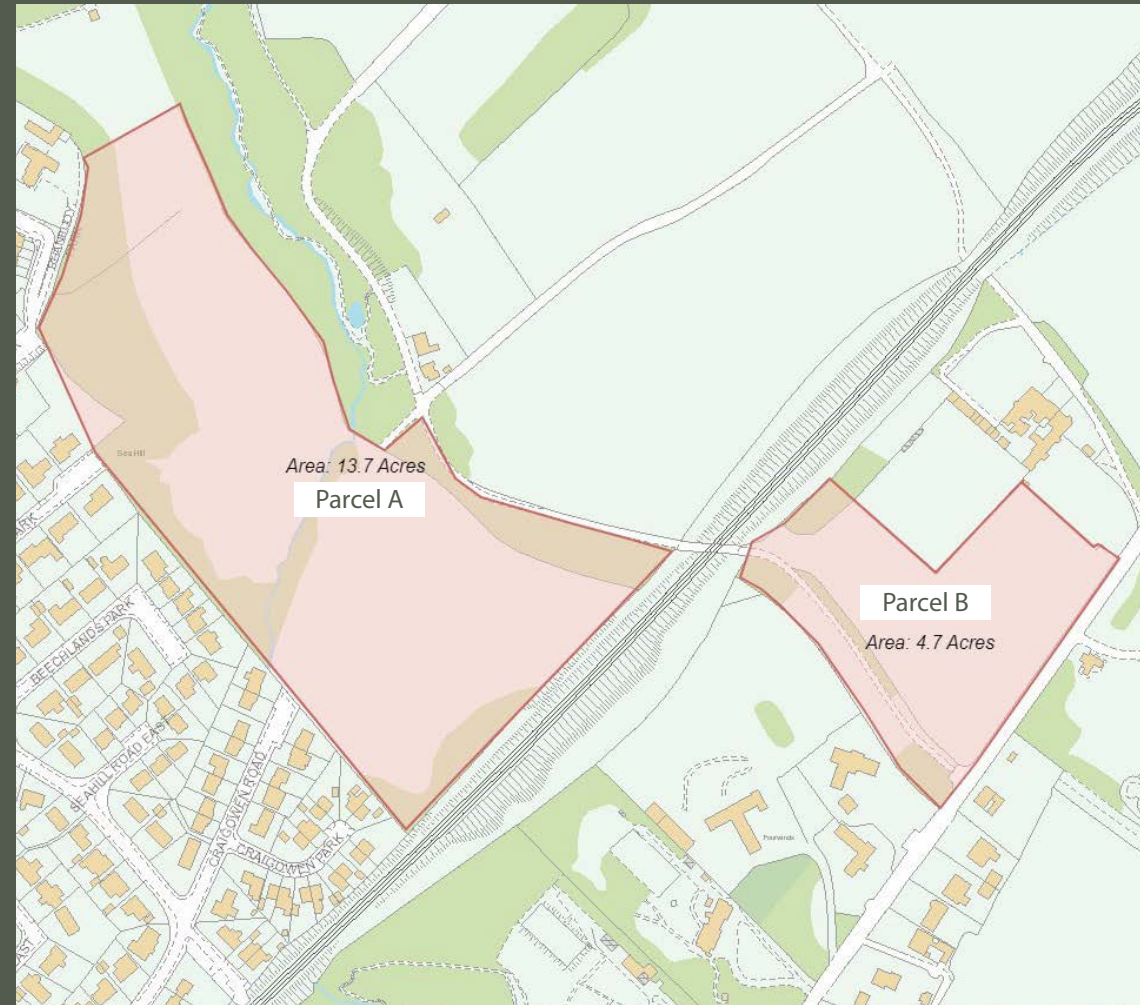
The subject comprises of two land parcels extending to a total of c. 18.4 acres (7.5 hectares). For ease of reference land parcel A, is the larger of the two parcels extending to c. 13.7 acres, situated immediately adjacent to Seahill, with access onto the land from Rathmoyle Park. Land parcel B extends to c. 4.7 acres with access only from the Craigdarragh Road.

Historically, land parcel A was used as an army base and prisoner of war camp during WWII, with the remains of some very historic development. Other than this, both parcels of land are currently laid in grass with mature trees and shrubbery.

Planning

From our research carried out, the subject lands do not appear to have any current or previous planning permissions. The lands (both portions) lie outside the settlement development limit of Seahill and Helen's Bay.

*We advise all parties to seek their own independent planning advice.



Not To Scale. For indicative purposes only.

Craigdarragh Road

Prime Lands extending to c.18.4 Acres

For Sale

Craigdarragh Road, Seahill, Holywood

Asking Price

Offers are invited in the region of £370,000.

Consideration may be given to selling Land Parcels A & B separately.

Title

We are advised the title is registered and is held freehold or long leasehold (TBC).

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices stated are exclusive of, but may be liable to VAT.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk





FRAZER KIDD

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