

Baloo Park, Baloo, Bangor

Excellent Commercial Zoned Development Opportunity

c.4.71 acres with outline planning on part for c.6,000 sq.ft. warehouse/trade centre/office unit

For Sale



- The subject site is situated off Baloo Park approximately 2 miles from Bangor Town Centre. Bangor functions primarily as a commuter settlement to Belfast which is located 12 miles to the west and there are well established road and rail networks serving the town.
- The subject site is located on the Northern side of Baloo Drive at the end of the service road on Baloo Park bordering the main Newtownards to Bangor Dual Carriageway which is the main arterial link road between the towns of Bangor and Newtownards. It also benefits from good frontage onto the South Circular Road.
- The surrounding area comprises of a variety of commercial uses including industrial, showroom, warehouse and retail warehouse intermingled with high density housing located off South Circular Road.
- The owner would consider constructing buildings on the site and either leasing or selling the completed properties.

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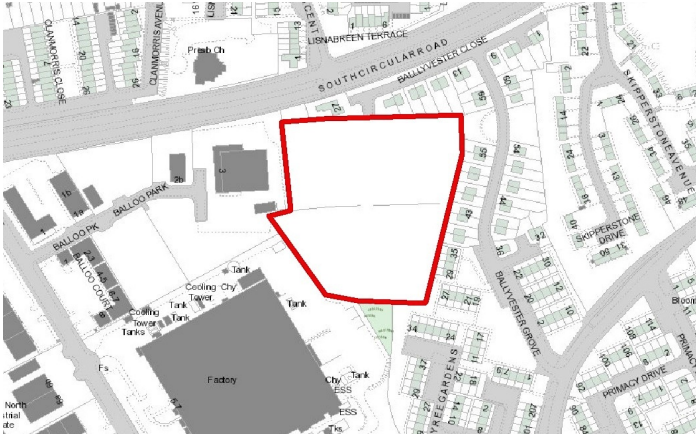
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Description

The site, which is relatively flat in topography, comprises 4.71 acres (1.9 hectares) of land which is currently undeveloped and the approximate boundary of which is outlined in red on the map above. The property benefits from access from Baloo Park.

Planning

The entire site is zoned in the draft Belfast Metropolitan Area Plan 2015 as a major area of existing employment/industrial and as such (subject to planning) it is suitable for a variety of other commercial purposes. Part of the site has planning for a 6,000 sq.ft. warehouse/trade centre/office unit.

Accommodation

The site extends to approximately 4.71 acres.

Price

Offers are invited.

Title

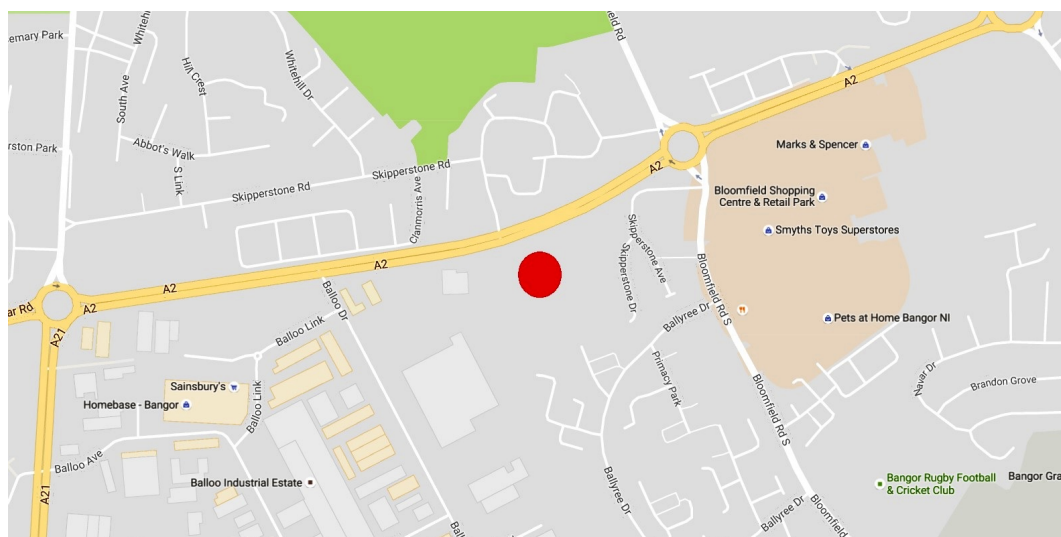
We have been advised that the property is freehold.

Stamp Duty

This will be the responsibility of the purchaser.

Value Added Tax

HMRC is currently in the process of confirming the VAT status. For further details please contact the Selling Agent.



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