

FOR SALE

7 Beresford Place  
Coleraine, BT52 1HB

© Crown Copyright 1196 2019  
Not to Scale - For Identification Purposes Only

## Prominent Development Opportunity (subject to planning)

### Property Highlights

- Occupying a prominent position close to Coleraine Town Centre.
- Benefitting from extensive frontage onto the River Bann.
- Extending to approx. 1.33 acres (0.54 ha).
- Suitable for a variety of uses, subject to planning.

For more information, please contact:

James Russell  
028 9023 3455  
[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

Michael Pierce  
028 9023 3455  
[michael.pierce@cushwake-ni.com](mailto:michael.pierce@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

FOR SALE

# 7 Beresford Place Coleraine, BT52 1HB

## Location

Coleraine is one of Northern Ireland's leading provincial towns and is located approximately 55 miles north of Belfast, 30 miles east of Londonderry and is the main administrative and commercial centre for the surrounding area.

With a resident population of c.59,000 people and a wider catchment population of c.144,000 people, the town benefits from excellent transportation links via the road and rail network providing connectivity for tourists, commuters and students.

Coleraine is the gateway to the Causeway Coast, home to some of Northern Ireland's most famous tourist attractions including the Giants Causeway and Bushmills Distillery, as well as the pristine beaches and world famous golf courses.

The subject site is situated close to the Town Centre, at the junction of Terrace Row, Nursery Avenue & Mountsandel Road and is easily accessible from the ring road via the Lodge Road and Mountsandel Road.

## Description

This mature site is fairly regular in shape and widens significantly from Beresford Place towards the rear where its topography steps down to the River Bann over which it affords elevated views. It is situated between a Tesco Superstore to the north and the Sandelford Court apartment development to the south.

## Site Area

The site extends to approximately 1.33 acres (0.54 ha).

## Planning

Under the Northern Area Plan 2016, the site falls within the 'Town Centre' boundary. The site would be suitable for a variety of uses, subject to any necessary consents and approvals. Interested parties are advised to make their own enquiries directly with the local Planning office.

## Title

We understand that the property is held Freehold.

## Price

Offers in the region of £750,000 exclusive, subject to contract.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



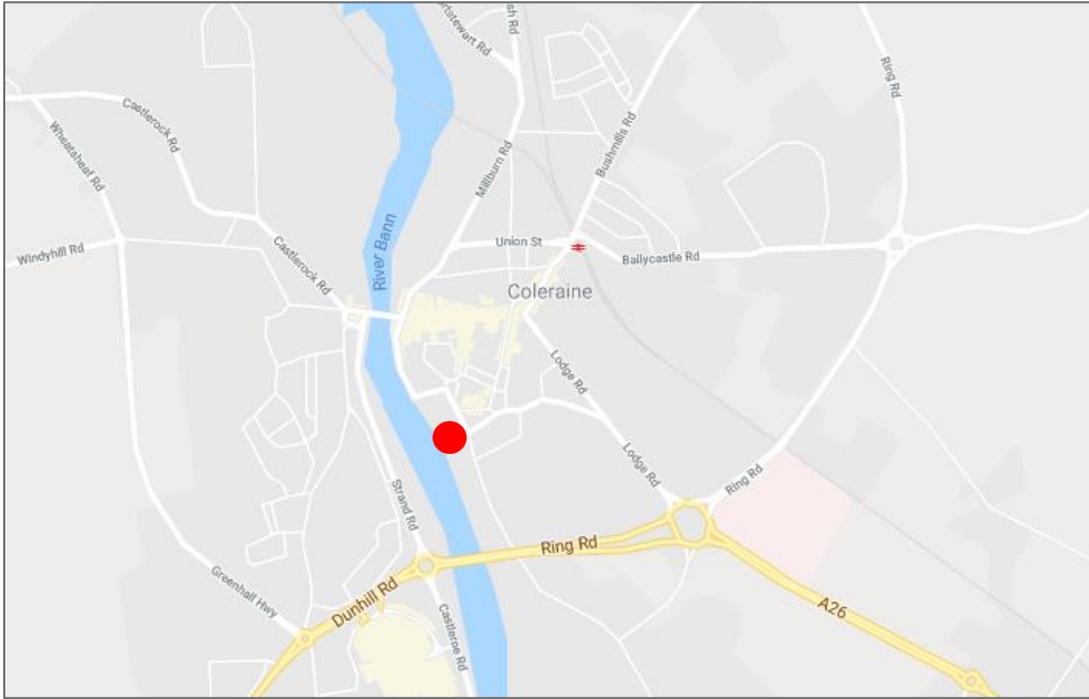
FOR SALE

7 Beresford Place  
Coleraine, BT52 1HB

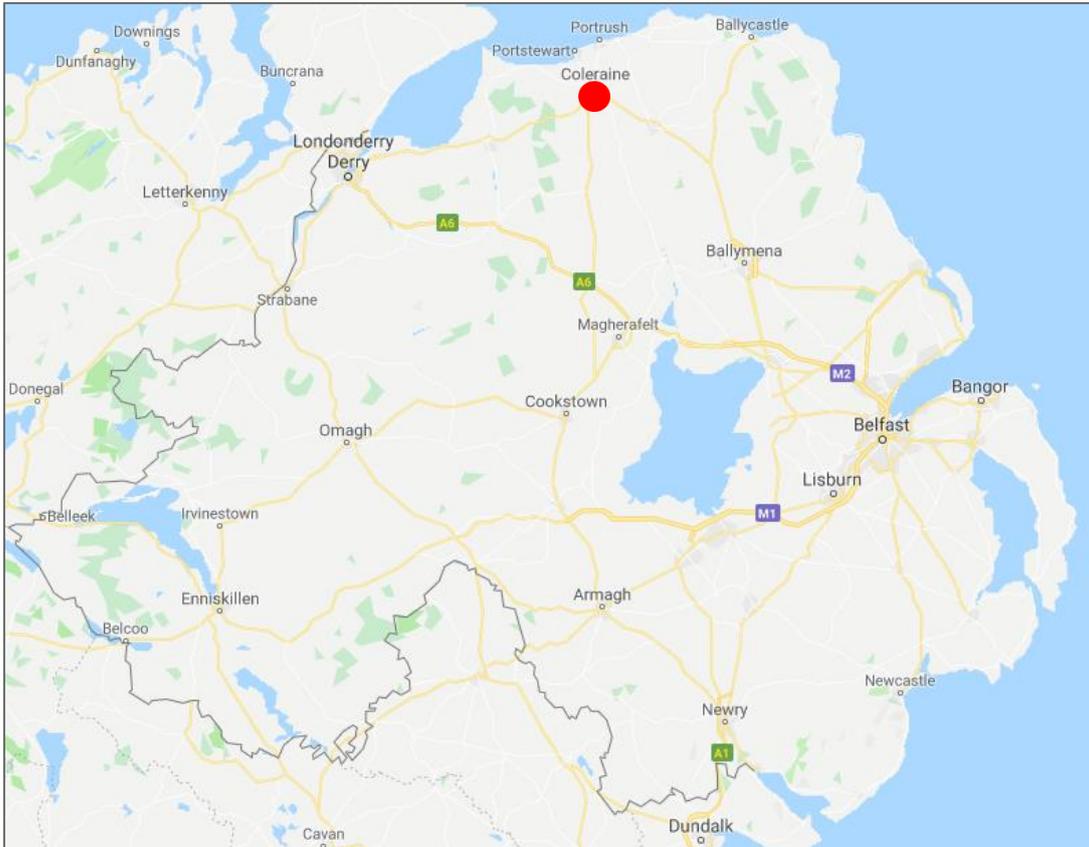


**FOR SALE**

**7 Beresford Place  
Coleraine, BT52 1HB**



Not to Scale - For Identification Purposes Only



“McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”

**Customer due diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.