



**Laharna
Retail Park**

**Home
Bargains**

For Sale

Prominent Development Site c.2.5 Acres
Circular Road, Larne

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PROPERTY SUMMARY

- **Prominent town centre development site**
- **Suitable for variety of uses including commercial or residential (subject to the appropriate planning)**
- **Located in proximity to Home Bargains, Lidl and Laharna Retail Park**
- **Site comprise c2.5 acres with good main road access**

LOCATION

Larne is located in the north east part of the Mid & East Antrim Borough coastline, and is the second largest sea port in Northern Ireland. At the time of the 2011 census, Larne had a population of 18,705, making it the third largest town within the Borough, behind Ballymena and Carrickfergus.

Larne is connected to Belfast by the A8 road. This is a strategically important road within Northern Ireland and currently carries in excess of 17,000 vehicles per day including the high volume of traffic utilising the Port of Larne passenger and freight ferry services to Scotland. Larne is located approximately 21 miles north of Belfast City Centre and is one of Northern Ireland's most significant ports with good volumes of passenger and freight traffic flows.

The site occupies an extremely prominent position in the town centre with easy access from the main retailing pitch. Immediately adjacent to the scheme is a Home Bargains unit and located in close proximity is the Lidl anchored Laharna Retail Park which comprises 10 retail units extending to 48,000 sq ft, other tenants include Argos, B&M, Peacocks, New Look and Menarys.

To the east of the subject site lies a large Asda supermarket together with Omniplex Cinema and restaurant outlets

Retail turnover of Larne Town Centre is approximately £74.6m per annum. (MEABC Retail and Commercial leisure Need and Capacity Study Sept 2018). The town centre retail offer includes Iceland, Tesco Express, Clarks, SD Kells and DV8 as well as a variety of local traders.

TRAVEL TIME BY CAR

Belfast 30 mins / International Airport 25 mins / Derry City 90 mins / Dublin 120 mins

DESCRIPTION

The Subject Site is a strategically positioned site with good development potential and occupying a prominent site adjacent to Larne Town Centre with high visibility and is adjacent to Home Bargains.

The site extends to Approx. 2.5 acres and is accessed from the Circular Road off the Circular Road Roundabout.

The site has excellent main road frontage and also benefits from sea views at the rear.



SITE AREA

We understand the site area to be c.2.5 acres (1.0311 hectares) as outlined in red on the indicative site map.

PLANNING

The extant Area Plan is the Larne Area Plan 2010 adopted in 1998. The subject site is included within Larne Town Centre Boundary.

The extant plan does not specify any specific land use zoning, therefore any proposed development will be assessed on its own planning merits.

Mid and East Antrim Council are currently preparing a new Local Development Plan (LDP). The draft Plan Strategy was published on 17 September 2019. This document does not change the planning status of the site. Detailed site specific matters such as zoning of lands are left to the second stage of the LDP – the Local Policies Plan.

Interested parties are advised to make their own planning enquiries.

The site previously benefited from a planning consent (F/2007/0424/F) granted on 16th January 2009 for the erection of 2no retail warehouse units with a total gross floorspace of 3,562 sq m.

TITLE

Title to the Property is registered in the land Registry in Folio AN179462 Larne, Co Antrim.

There are no existing Leases or Licences in place to any third parties, there is a public right of way through the site which will need relocated.

ASKING PRICE

Offers in excess of £250,000 + VAT.

STAMP DUTY

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to VAT.



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

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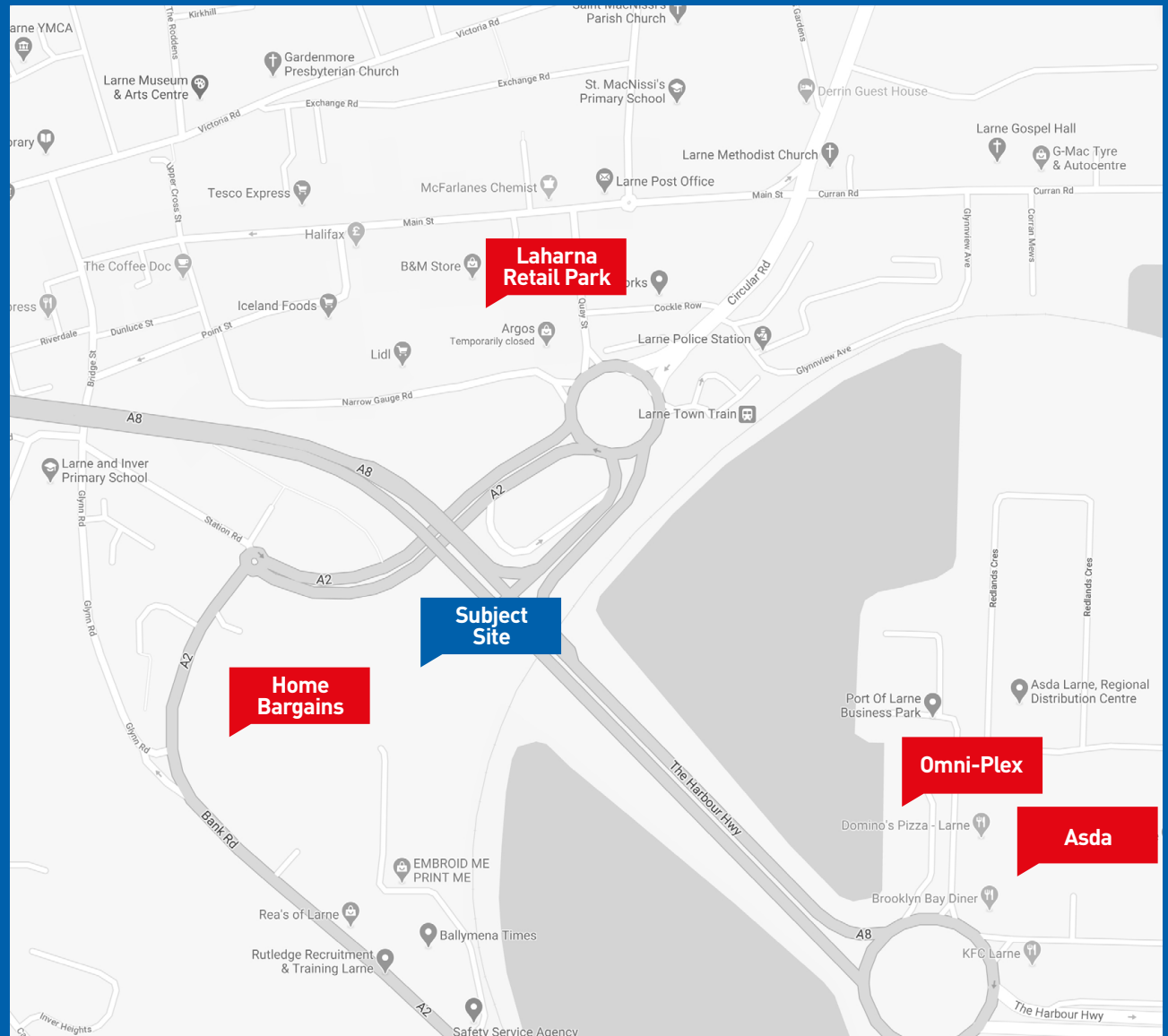
FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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