



FOR SALE

Note: Approximate Boundary

Pullans Road, Coleraine, BT52 2JZ

C 2.5 Acre Site with 2009 Planning Approval for a Hotel & Restaurant Facility (Frontage onto Busy A26 Dual Carriageway)

LOCATION / DESCRIPTION

Situated midway between Ballymoney and Coleraine onto Pullans Road fronting the A26, a key regional route between the Causeway Coast and Belfast, with a 7 day average daily traffic flow of some 18,000 vehicles (2019), all within 1 hours drive of both regional cities , ports and airports.

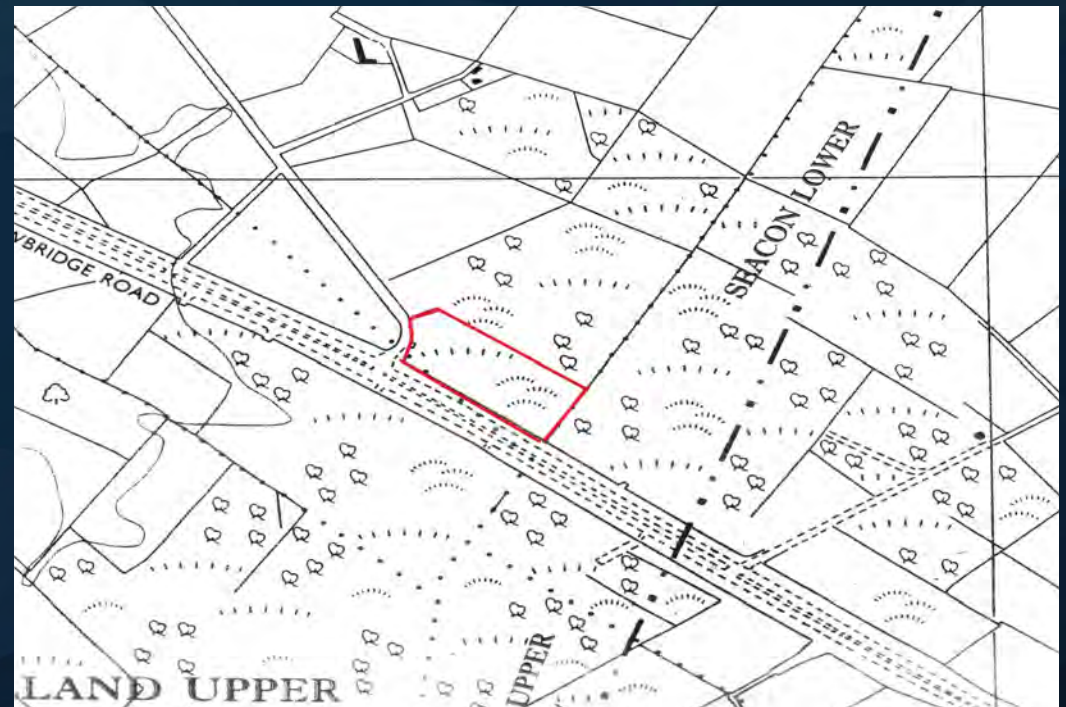
This high profile site is ripe for development and something within the hospitality sector seems a very appropriate use going forward, although purchasers may wish to explore other avenues.

The planning section details some of the site's history in terms of approvals, giving a positive indication of what a current day application should achieve (subject to approval). There is a clear need for additional bedroom space in the region and it is often said that the area loses a level of potential overnight stays to neighbouring towns due to the current undersupply within this ever expanding sector



PLANNING HISTORY

Reference	Description	Date Approved
C/2007/0407/RM	Site for hotel accommodation with restaurant facilities	03/11/2009
C/1999/0326	Site for Travel Lodge accommodation with restaurant facilities	10/05/2001 (Outlined)
C/1993/0604	Erection of new USPCA complex—3 no. single storey buildings providing Kennels/Wildlife	Mid. 1994



SALES DETAILS

TITLE : Freehold
PRICE: Offers Around £75,000

VAT

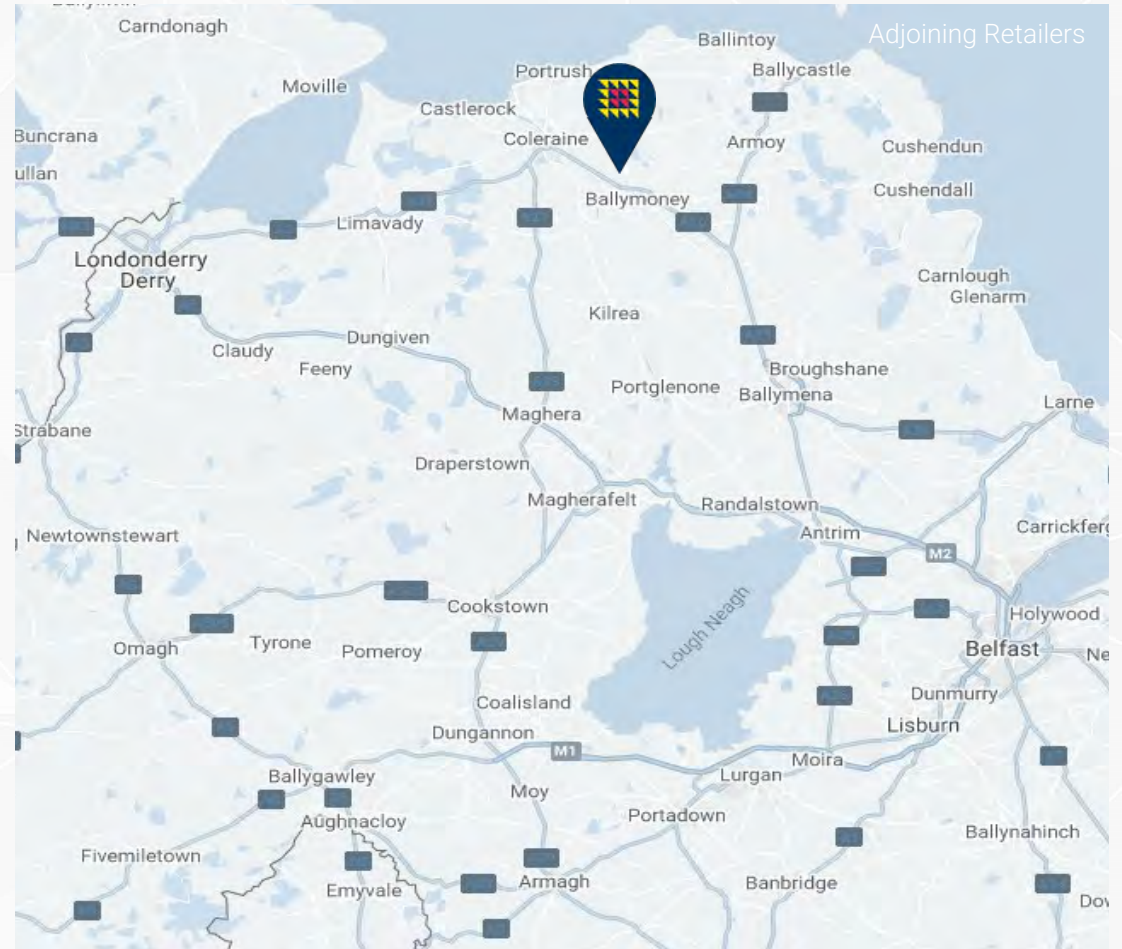
All prices, outgoings etc are exclusive of, but may be subject to VAT.



Ref: HT/PD/C4387

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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