



FOR SALE

Central Site Overlooking Anderson Park with Planning Approval for 9 no. Apartments

21 Park Street, Coleraine, BT52 1BD



LOCATION

Situated just beside the mall car park and with direct access along Park Street onto Church Street, Coleraine's main shopping area. The site is well placed for the proposed units to avail of many central amenities once built.

DESCRIPTION

Full planning permission is approved for the construction of 9 no. residential apartments on this corner site which is cleared, secured and ready for immediate start as required.

Suitable for private or public sector schemes going forward or revision to commercial use as an alternative if needed (subject to planning). N.B. Formerly a public house "Ramparts" so there is a history of commercial use.

SITE AREA

The site extends to c. 0.05 acres (220 Sq M)

ZONING/PLANNING

Reference: LA01/2019/1370/F

Address: 21 Park Street, Coleraine

Proposal: Residential development of 9 no. Apartments—(4No. 3 Person / 2 Bedroom, 2No. 2 Person / 1 Bedroom & 3No. 1 Person / 1 Bedroom) to include bin store & all associated works.

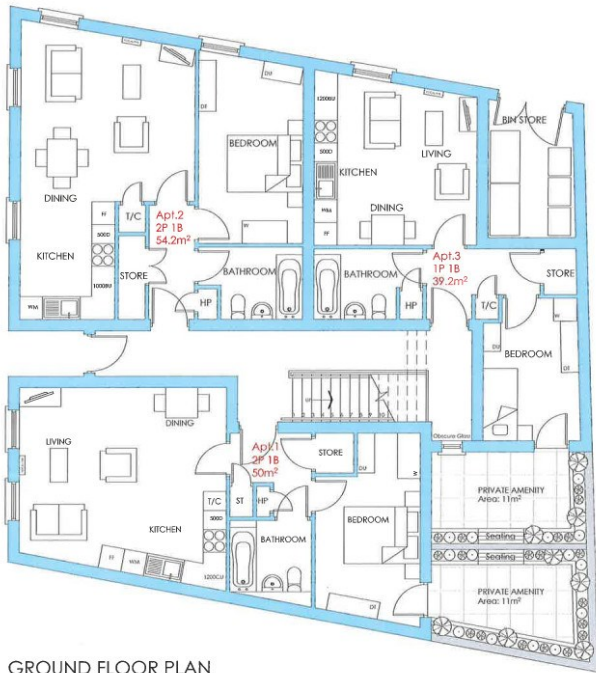
Decision: Permission Granted 12 August 2020

Proposed Front (Entrance) Elevation - To Park Street



Proposed Front Elevation - To North Rampard

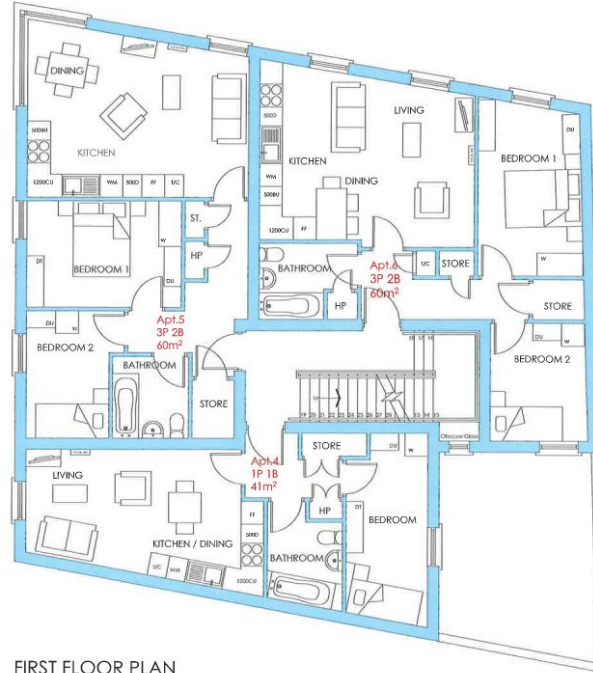




GROUND FLOOR PLAN

GROUND FLOOR APARTMENTS AREAS

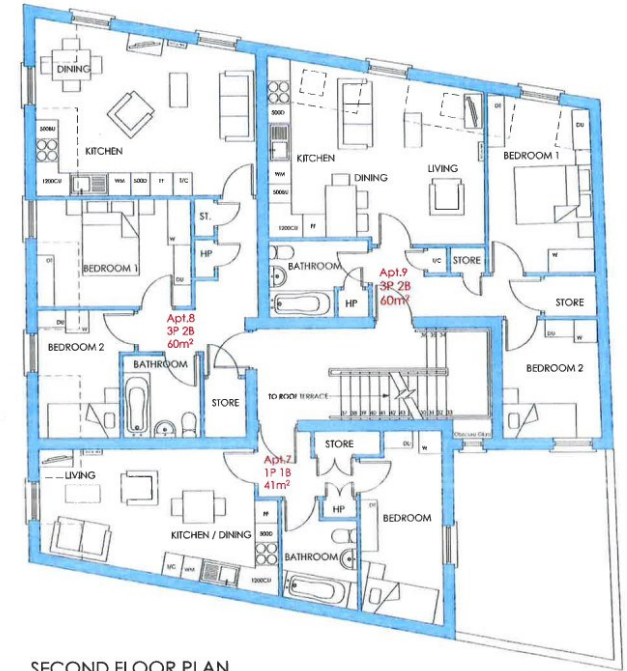
- Apartment 1: 50m²/539sqft - 2 Person / 1 Bedroom
- Apartment 2: 54.2m²/584sqft - 2 Person / 1 Bedroom
- Apartment 3: 39.2m²/422sqft - 1 Person / 1 Bedroom



FIRST FLOOR PLAN

FIRST FLOOR APARTMENTS AREAS

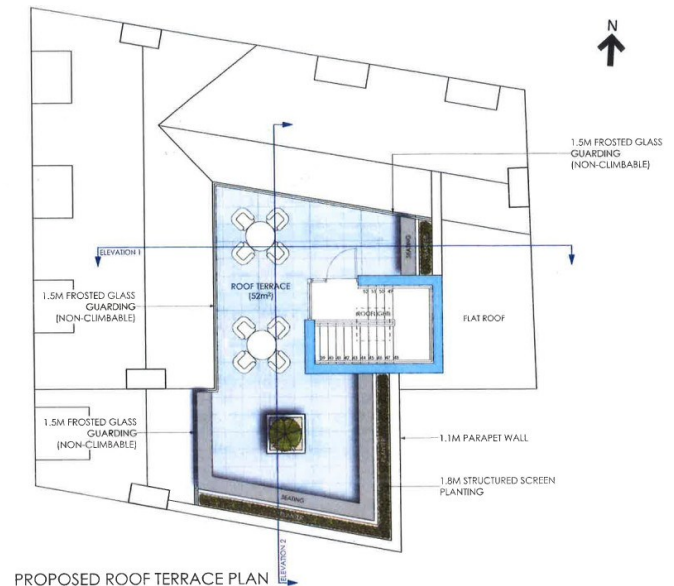
- Apartment 4: 41m²/442sqft - 1 Person / 1 Bedroom
- Apartment 5: 60m²/646sqft - 3 Person / 2 Bedroom
- Apartment 6: 60m²/646sqft - 3 Person / 2 Bedroom



SECOND FLOOR PLAN

SECOND FLOOR APARTMENTS AREAS

- Apartment 4: 41m²/442sqft - 1 Person / 1 Bedroom
- Apartment 5: 60m²/646sqft - 3 Person / 2 Bedroom
- Apartment 6: 60m²/646sqft - 3 Person / 2 Bedroom



PROPOSED ROOF TERRACE PLAN

Proposed Floor Plans

Drawings available on Request

SALES DETAILS

PRICE

We are seeking offers around £225,000

TITLE

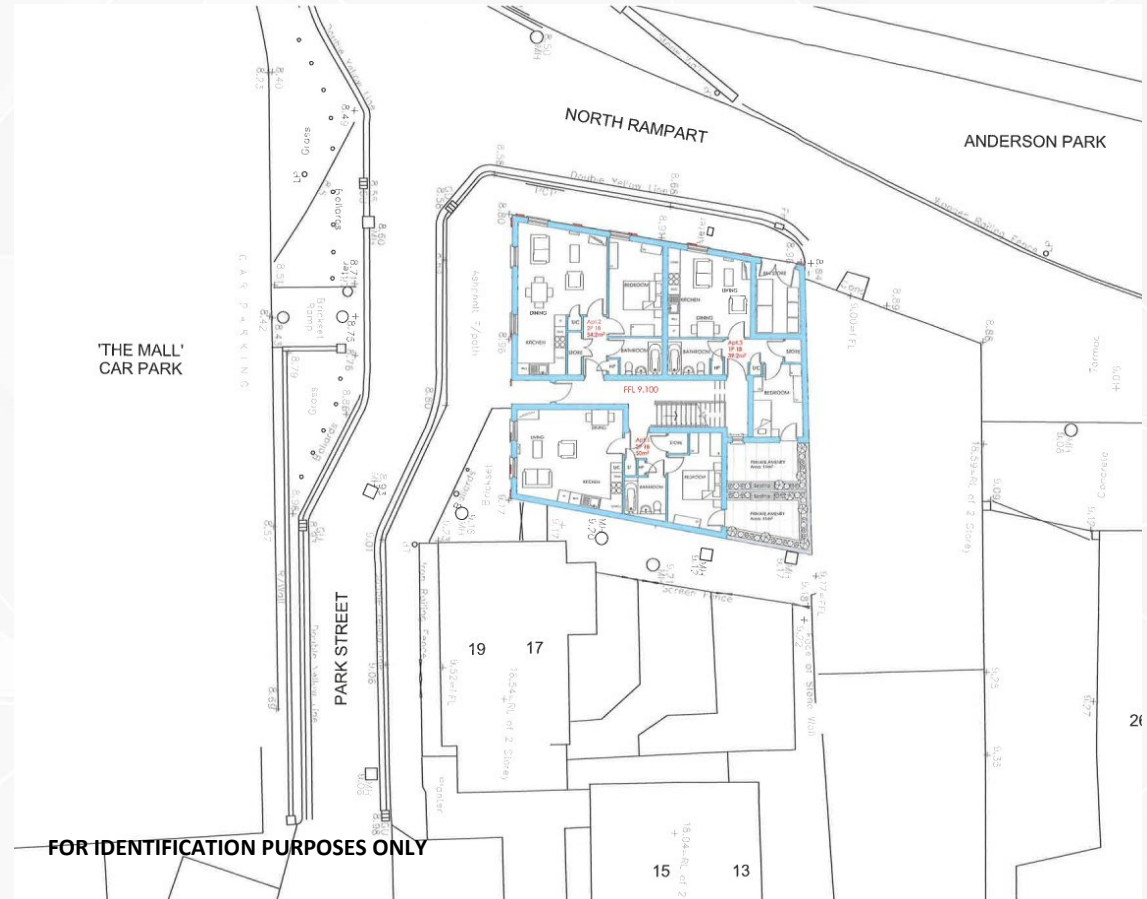
We assume the property is held under long leasehold or freehold title

VAT

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

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/ukxi/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.



CONTACT DETAILS

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OKT.CO.UK

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.