

**FOR SALE**

# **ADMIRAL HOUSE**

**4 JOYMOUNT  
CARRICKFERGUS  
BY38 7DN**

**FULL PLANNING  
PERMISSION FOR  
5 APARTMENTS  
INCLUDING PART  
RENOVATION  
AND RETENTION  
OF NO.4 JOYMOUNT**

Reference: (LA02/2019/0964/F)

**Colliers**

CARRICKFERGUS  
CASTLE

CARRICKFERGUS  
MARINA

ADMIRAL HOUSE  
4 JOYMOUNT

Colliers

ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



## ADMIRAL HOUSE 4 JOYMOUNT



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# LOCATION

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**Carrickfergus is a large town in County Antrim, in Greater Belfast. It sits on the north shore of Belfast Lough, 11 miles from Belfast. It is County Antrim's oldest town and one of the oldest towns in Ireland as a whole.**

Joymount is an exclusive road between Scotch Quarter and Antrim Street, just off the A2 and close to the Castle and overlooking Belfast Lough.





ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# SITUATION

**Number 4 Joymount is a detached building beside the historic Town Hall and opposite the municipal parklands, seating areas and free parking areas.**

The building is a double fronted in design set on a private site with vehicular access to the right hand side. There are impressive and panoramic views over Belfast Lough and North Down from the front of the property.

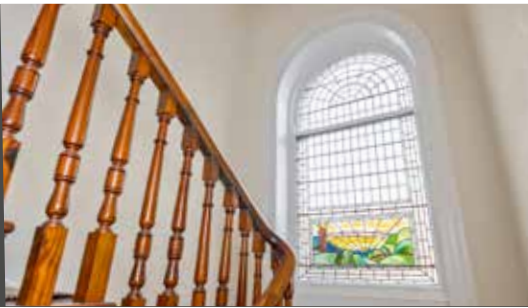
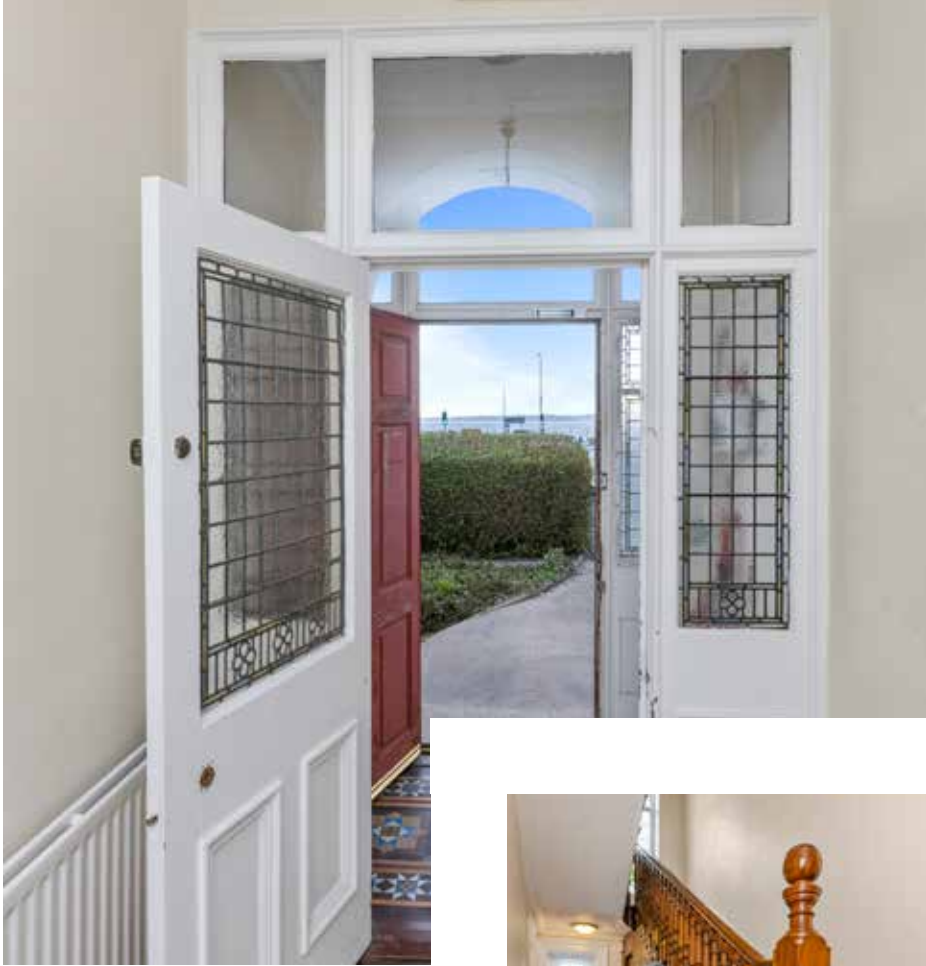
**The property has a gross external area of c.3890 sq ft.**





ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT

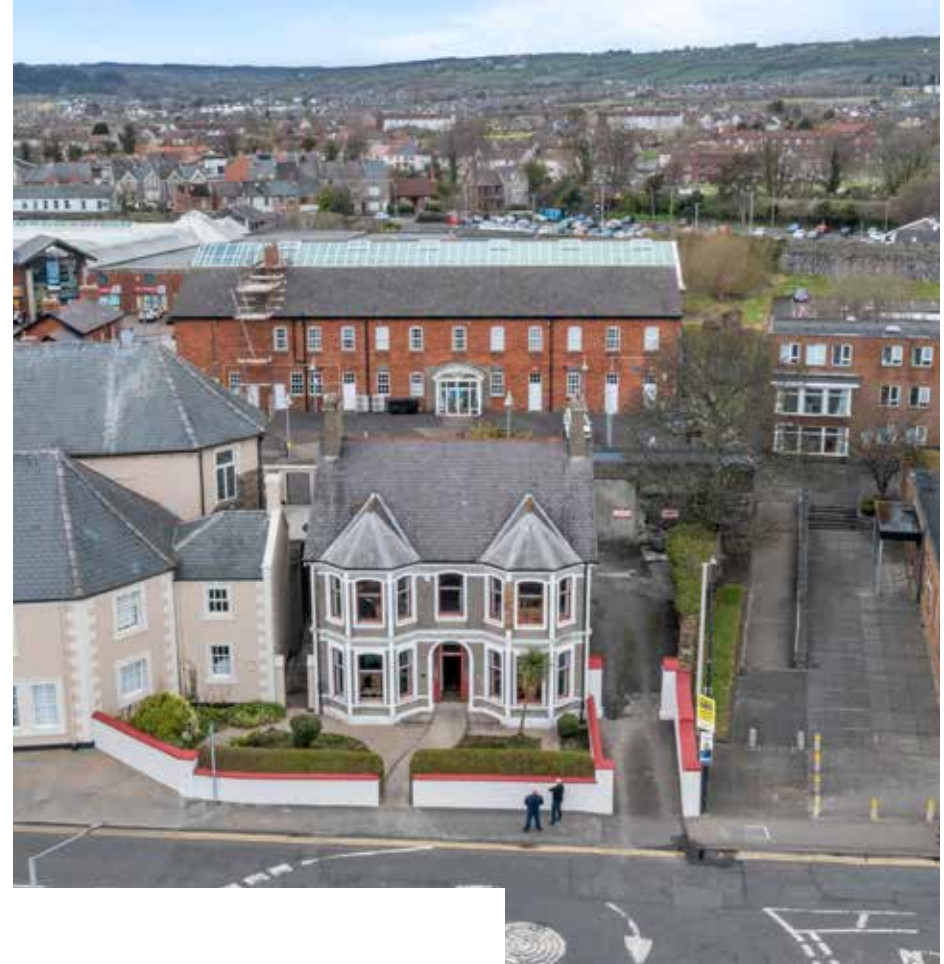




ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT

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ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# ADMIRAL HOUSE

4 JOYMOUNT  
CARRICKFERGUS  
BY38 7DN



## SITE LOCATION



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT

# PLANNING

**On the 25th October 2021 and under application no LA02/2019/0964/F there was full planning granted for the proposed residential development of 5 No. apartments including renovation and retention of No.4 Joymount, including landscaping, car parking and all other associated site works.**

Includes proposed part demolition of a non-listed building (4 Joymount) within Carrickfergus Conservation Area, comprising demolition of existing gates and pillars, and the existing garden wall adjacent to Joymount.





LOCATION PLAN 111250

- KEY
- Subject Lands
  - Lands under DFI Roads Control



14 JUNE 2018  
14/06/2018/pawulf

M&L EAST ANTRIM BOROUGH COUNCIL  
Drawing Number 01



**JOYMOUNT CARRICKFERGUS**  
ADMIRAL LANE SERVICES W/1 ED

LOCATION PLAN

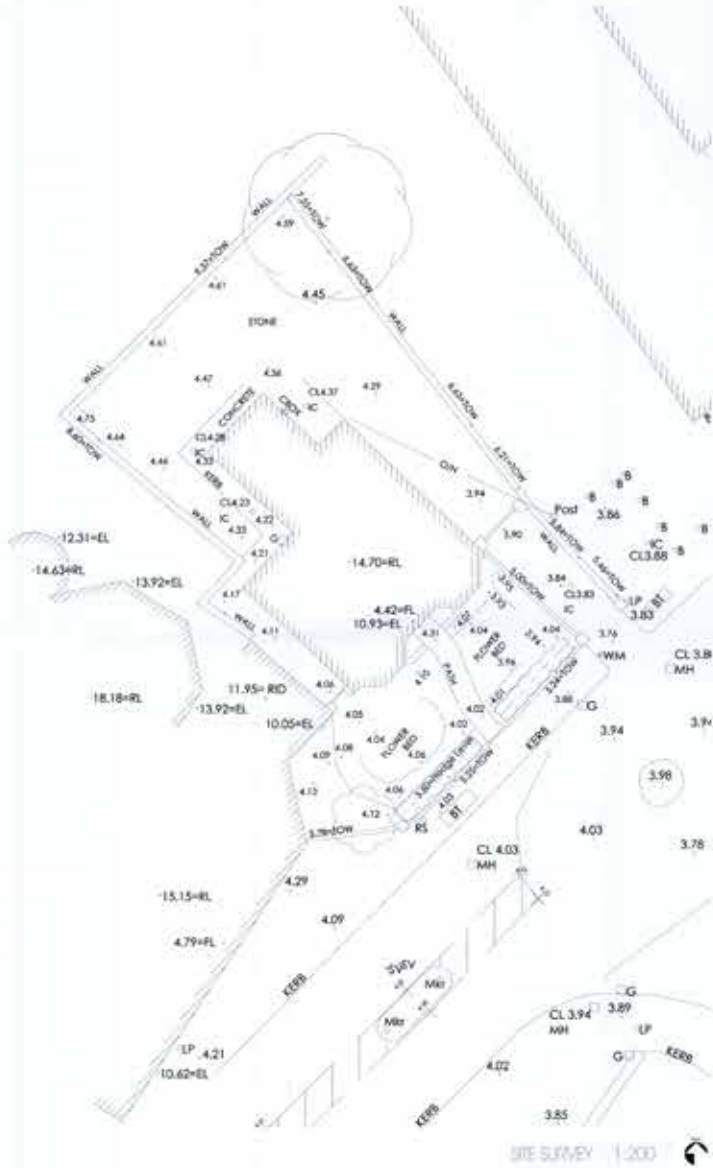
Drawn: JUNE 2018 | RS  
Scale: As shown @ A2  
Ref: 1157-050-05-001

SUBJECT TO PLANNING PERMISSION, ALL RELEVANT SURVEYS, AND ALL OTHER STATUTORY APPROVALS

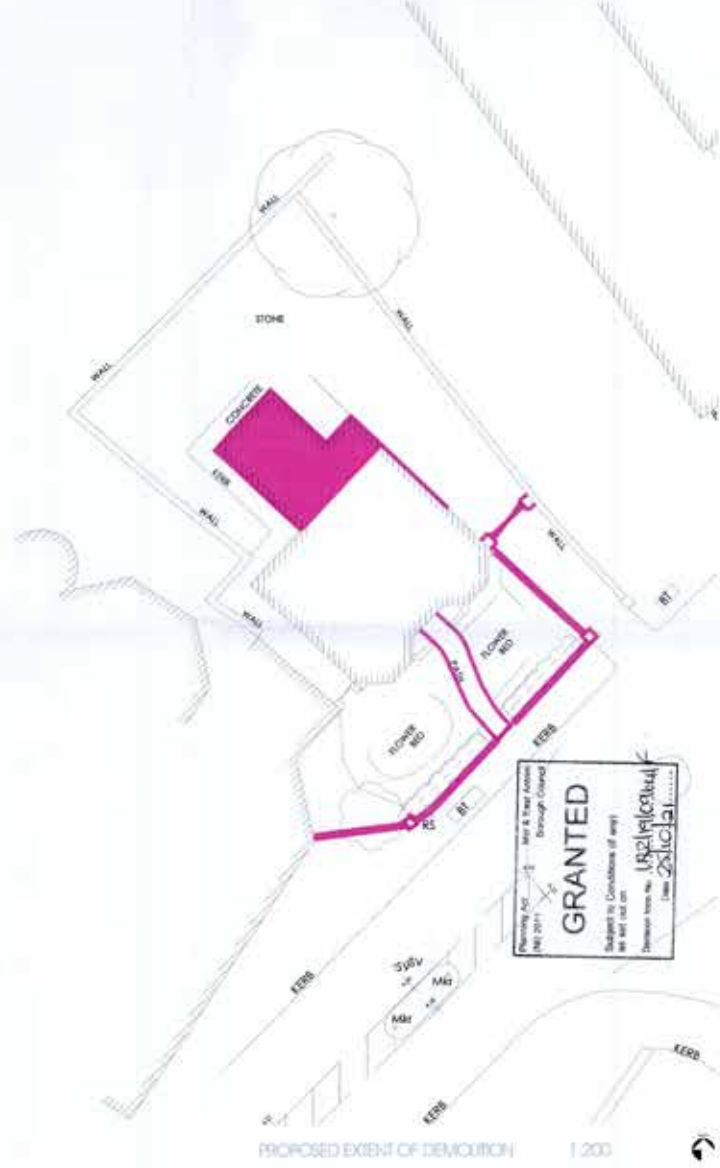
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ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



SITE SURVEY | 1:200



PROPOSED EXTENT OF DEMOLITION | 1:200

PROPOSED EXISTING BUILDING TO BE DEMOLISHED

PROPOSED INFRASTRUCTURE STRUCTURES TO BE DEMOLISHED (PILLARS / WALLS / GATES)

NOTE: UPON DEMOLITION OF ALL EXISTING STRUCTURES WHICH ARE TO BE DEMOLISHED, ALL REMAINING SURFACES / STRUCTURES SHALL BE MADE GOOD TO THE SATISFACTION OF NEA HED

NOTE: WORKS INCLUDE DEMOLITION OF NON-LOADBEARING INTERNAL PARTS TO ACCOMMODATE NEW INTERNAL LAYOUT



**JOYMOUNT CARRICKFERGUS**  
ADmirAL CARE SERVICES (N) LTD

SITE SURVEY & PROPOSED EXTENT OF DEMOLITION (SCHEME 3)

Drawn: NOV 2020 | RMC  
Scale: As shown @ A2  
Ref: 2017-010-04-02-001-RevA

SUBJECT TO PLANNING PERMISSION, ALL RELEVANT SURVEYS, AND ALL OTHER STATUTORY APPROVALS

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ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



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Car parking schedule:

House type	No. of units	Space required per unit	In-courtyard spaces	On-street requirement	Total requirement
B14 (2 bed)	2	1.5	0	3.00	3.00
B14 (2 bed)	3	1.75	0	5.25	5.25
B14P	1	0	0	0.25	0.25
Allocated			3	0	3

Car parking provision:

The proposal provides three parking spaces. As noted in the Parking Assessment Survey section 5.1, the remaining parking requirement for the development can be provided by on-street parking and other car-parking areas within a comfortable 2 min. walking distance.



**JOYMOUNT CARRICKFERGUS**  
Admiral Care Services (NI) Ltd

Rev B - Existing building retained - RMC - 15.11.20  
Rev C - Site layout updated as per latest proposals - C.N.A - 25.08.22

**PROPOSED SITE LAYOUT**

Drawn: Dec 2019 | R/P/OB  
Scale: As shown  
Ref: 1137-010-04-03-001

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PROPOSED SITE LAYOUT  
Scale 1:200

**GRANTED**  
Planning Permission  
1137/010/04/03/001  
11/11/2022

**Alan Patterson Design LLP**  
100-102, The Old Mill, Carrickfergus, Co. Antrim, BT37 1YU  
Tel: 028 90 26 26 26  
www.alanpattersondesign.com



01	3 bed	770	SQ FT
02	3 bed	1166	SQ FT
03	3 bed	1200	SQ FT
04	3 bed	1188	SQ FT
05	3 bed	1188	SQ FT
TOTAL:		5600	SQ FT



17 JUL 2015  
 Approved  
 PROPOSED FLOOR PLAN

**JOYMOUNT** CARRICKFERGUS  
 Admiral Care Services (NI) Ltd  
 No. 4, Admiral Care Village, 47, L18 8DZ  
**PROPOSED FLOOR PLANS**  
 Date: 16/07/15  
 Scale: 1:200 (A1)  
 Ref: 15/01/15-001

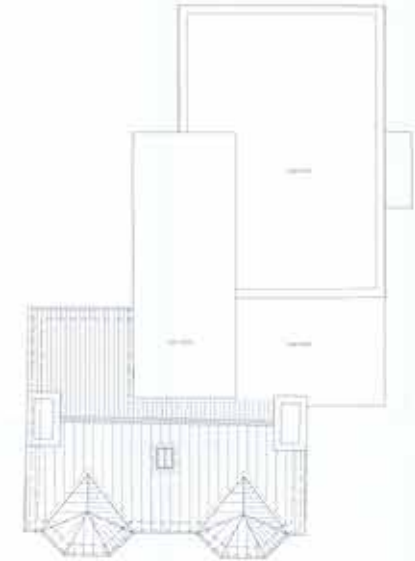
15/01/15-001  
 Drawing  
 0115  
**GRANTED**  
 Subject to conditions of any  
 planning permission  
 16/07/15  
 15/01/15-001



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



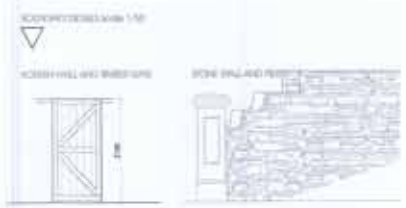
ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
 FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



**GRANTED**  
 Planning Permission for 5 Apartments at No. 4 Joy Mount, Carrickfergus.  
 23/01/2024

21.01.2024  
 10/12/2024

Drawing  
 0515



**BOUNDARY DETAILS:**  
 Stone wall with stone coping detail on existing.  
 Coped stone/GRP gate posts.  
 Metal railing (20x20).  
 Metal pedestrian gates (20x20).  
 Timber pedestrian gate (painted grey/black).  
 Smooth render screen wall (off-white).



**JOYMOUNT CARRICKFERGUS**  
 Admiral Care Services (NI) Ltd

21.01.2024  
 10/12/2024

Drawing  
 0515

**PROPOSED STREETScape & ELEVATIONS & SITE DETAILS**

Scale: 1:50 (Elevations) 1:100 (Site Details)  
 Date: 10/12/2024  
 Ref: 23/01/2024







**ROOF**  
 A Jaymount: Natural Slate roof  
 Extension: Standing seam zinc (grey)  
 Touch flat roof where shown

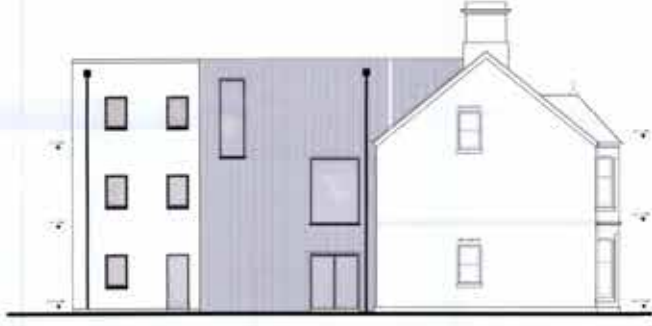
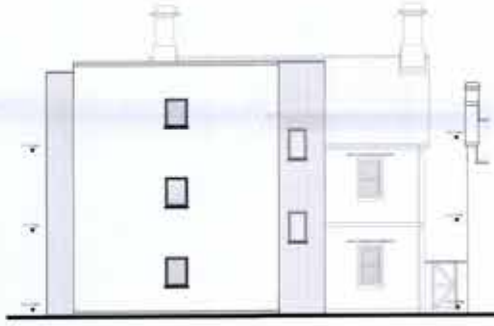
**WALLS**  
 A Jaymount: Existing render walls with detailing and pointing or gables to be retained. Plastered colour Off-white.  
 Extension: Smooth render (off-white) with contrasting panels where shown (grey)  
 Brick piers (red/terracotta/grey)  
 Brick cladding (grey)  
 Composite metal cladding to top of porch (grey)

**DRAMA**  
 A Jaymount: Existing openings to be retained where shown. Highlight colour Dark grey  
 New windows to match existing windows in material, detailing and colour  
 Extension: Terracotta/composite framed windows (grey)  
 Timber/composite doors (quarter)  
 Timber/composite side (grey)

△ EAST SIDE ELEVATION

△ NORTH SIDE ELEVATION

△ SOUTH SIDE ELEVATION



△ PROPOSED SIDE ELEVATION

△ PROPOSED REAR ELEVATION

△ PROPOSED FRONT ELEVATION

**JOYMOUNT CARRICKFERGUS**  
 Admiral Care Services (NI) Ltd

100, The Waterfront, Carrickfergus, Co. Antrim, BT38 7DN  
 Tel: 028 90 21 111  
 Fax: 028 90 21 112  
 Email: info@admiraalcare.com

**PROPOSED ELEVATIONS**

Scale: 1/50 (A1)  
 Date: 12/04/24  
 Ref: 23/00000000

Planning Ref: 23/00000000  
 Ref: 23/00000000  
 Ref: 23/00000000  
 Ref: 23/00000000

**GRANTED**

Subject to Conditions of Ref: 23/00000000  
 Approved on: 23/04/24  
 Date: 23/04/24



# PLANNING – PROPOSED ELEVATIONS



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# PLANNING – PROPOSED ELEVATIONS



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# PLANNING – PROPOSED ELEVATIONS



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT



# PROPOSED USES

**4 Joymount is a property with a variety of uses and will be of interest to those interested in:**

**A RESIDENTIAL PROPERTY** – With the appropriate investment and construction makeover this would make a fantastic detached home set on a central site with fantastic access to local shops and retail and the main connection roads. The views would also underpin the obvious allure.

**OFFICE REQUIREMENTS** – The property is easily accessible from North Down, Co. Antrim and Greater Belfast from the main road networks and train halt and with the parking opposite it's current use of an office building is ideal. With the town centre location and the close proximity to promenade and walks for fresh air during day breaks office workers would be well catered for.

**BOUTIQUE HOTEL / GUEST HOUSE** – This property with the ease of access to the town centre and main road network will have obvious hospitality interest, subject to local planning approvals.

Apt	Type	House type	Beds	SqFt
1	Ground Floor	Apartment	2	710
2	Ground Floor	Apartment	3	1,186
3	1st Floor	Apartment	2 + 5	1,260
4	1st Floor	Apartment	3	1,186
1	2nd Floor	Apartment	3	1,186
				5,528

We are very happy to discuss any queries on all the above uses at any stage.

# TENURE & TERMS OF SALE

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## TENURE

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The detached property is for sale freehold with vacant possession on completion.

## TERMS OF SALE

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The Lands are being offered for sale on the open market.

We require the following for offers to be considered in full:

- Proof of funds from bank to confirm funds are available to complete the purchase at offer level
  - Details of offer level and confirmation that a 10% deposit will be paid upon exchange of contracts
  - Solicitor details for the proposed purchaser
  - Completion shall be no later than 4 weeks from receipt of full legal documentation
- 

## PRICE OFFERS AROUND:

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# £399,950

(Three hundred and ninety five thousand pounds sterling)

## FURTHER DETAILS AND QUESTIONS

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For all queries on construction and planning details, please contact;

**David Menary** on **07775 557 090**  
or email **[david.menary@colliers.com](mailto:david.menary@colliers.com)**

# ADMIRAL HOUSE 4 JOYMOUNT



ADMIRAL HOUSE, 4 JOYMOUNT, CARRICKFERGUS BY38 7DN  
FULL PLANNING PERMISSION FOR 5 APARTMENTS INCLUDING RENOVATION & RETENTION OF NO.4 JOYMOUNT





# Colliers

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[www.colliersni.com](http://www.colliersni.com)

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25 Talbot Street, Belfast BT1 2LD



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