



FOR SALE



Residential Development Site c.0.4 acres

1 Gransha Road
Bangor
BT20 4TW

- Full Planning Permission for 7no. 2 bed Apartments and 2no. 2 bed Semi-Detached Units.
- Cleared Site
- Well established residential area
- Highly accessible location close to Bangor Town Centre

LOCATION

The subject site occupies a prominent position on Gransha Road, a well established and popular residential location, approximately 0.5 miles from Bangor Town Centre. The subject benefits from its close proximity to public transport links, schools, Bloomfield Shopping Centre and the many popular shops, bars and restaurants in the area. Ward Park and Bangor Golf Club are also located nearby.

DESCRIPTION

The subject comprises a cleared site of c. 0.4 acres with full planning permission to develop 9 Units.

PLANNING

Full planning permission was granted on 18 November 2019, under planning ref LA06/2017/1111/F, for residential development scheme of 9 No. Units incorporating integrated parking and amenity space, shared bike and bin store.

Approved Scheme Comprises:

- Apts 1 + 2: c. 864 sq.ft
- Apts 3 + 4: c. 812 sq.ft
- Apts 5 + 6: c. 703 sq.ft
- Apt 7: c. 710 sq.ft
- Houses 8 + 9: c. 770 sq.ft

TITLE

Assumed Freehold or Long Leasehold.

SALE DETAILS

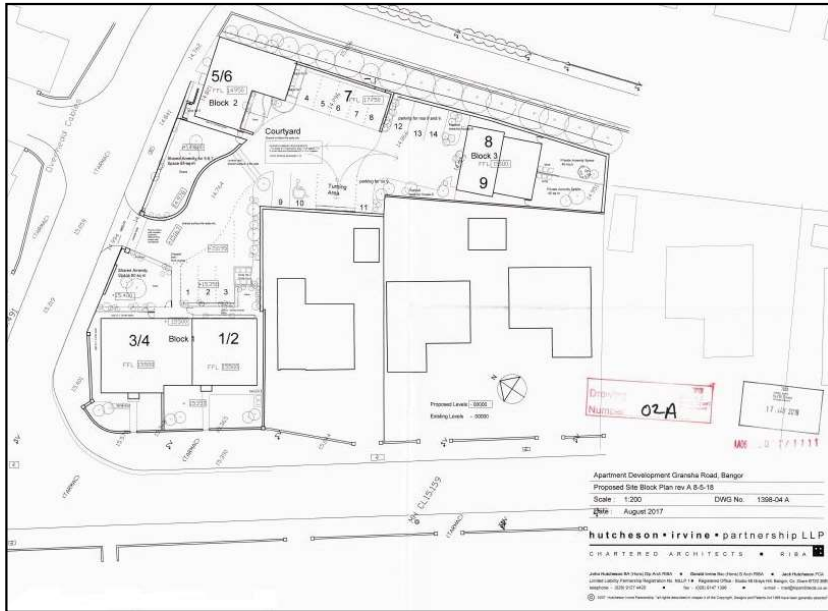
Seeking offers around £325,000 excl.

VAT

All figures and prices are quoted exclusive of, but may be liable to, VAT.

STAMP DUTY

This will be the responsibility of the purchaser.

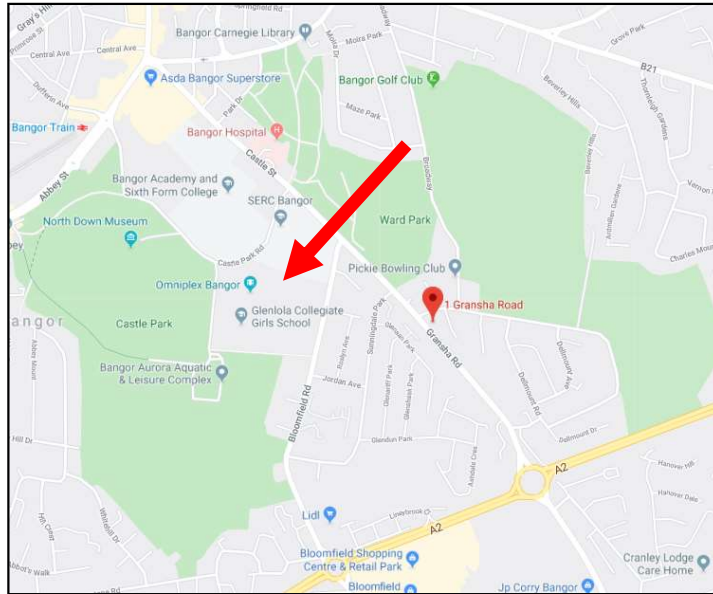


CGI / Artists Impression



CGI / Artists Impression

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Greg Henry / Ross Molloy

Tel: 07841 928 670 / 07443 085 690

Email: greg.henry@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

Montgomery House
29-31 Montgomery Street
BT1 4NX

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/uk/si/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 McConnell Property. 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.