

46 - 52 Portstewart Road, Coleraine, BT52 1RP

For Sale

Prime Riverfront Residential Development Opportunity Site of approx. 1.2 acres with Outline Planning Permission

Drone Video Link - https://url.uk.m.mimecastprotect.com/s/nBNvCxGQQHKBZ5Ms8G_-2?domain=vimeo.com



Lambert
Smith
Hampton

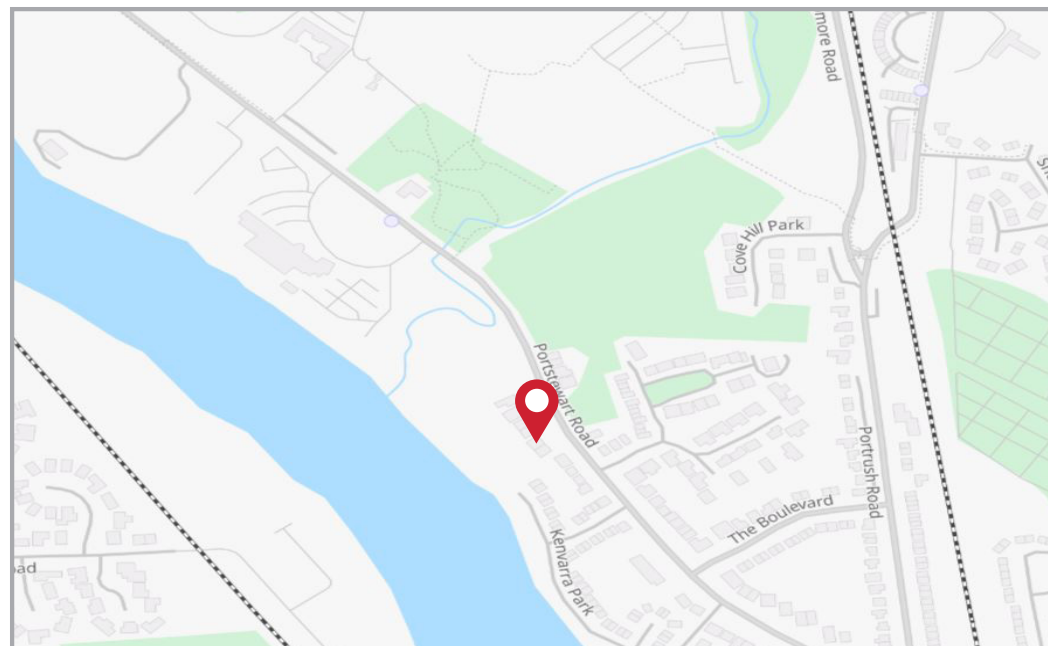
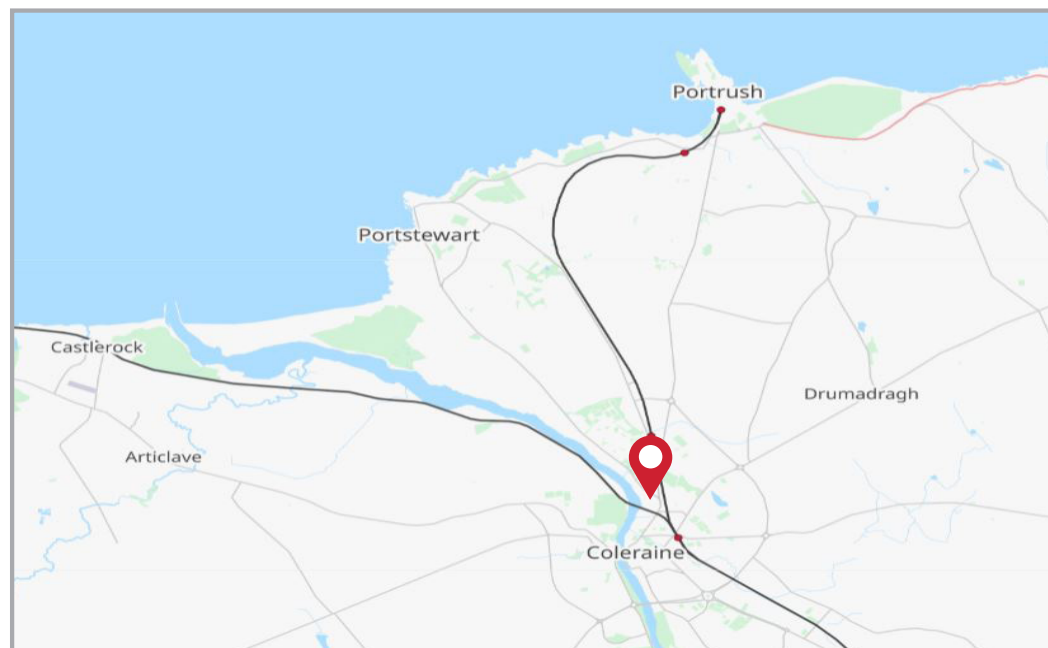
Summary

- Prime riverfront residential development site extending to approx. 1.2 acres
- Prestigious location on the desirable Portstewart Road on the edge of Coleraine, a well-established and highly sought after residential location
- Benefits from attractive river views to the rear, offering the last unique development opportunity in this prestigious part of town
- Currently comprises 4no. semi-detached houses with extensive rear gardens
- Excellent location being 100 yards from the Ulster University Coleraine campus, 1 mile from Coleraine town centre, c. 4 miles from Portstewart and c. 5 miles from Portrush
- **Asking Price: Price on Application.**

Location

- The subject comprises a strategically positioned development opportunity site off the main Coleraine to Portstewart Road (A2)
- Its location is regarded as a highly desirable place to live and benefits from an elevated site with picturesque views overlooking the River Bann and beyond
- Coleraine town centre is only a short 3 minute drive away whilst the popular seaside resorts of Portstewart and Portrush are nearby
- Its location is also within close proximity to some of the north coast's impressive and award winning coastal views, natural attractions and pristine beaches such as The Giants Causeway, Carrick-a-rede Rope Bridge, Dunluce Castle and Mussenden Temple.

Drive Times To	Time (approx)
Coleraine (town centre)	3 mins
Portstewart	8 mins
Portrush	10 mins
Derry~Londonderry	47 mins
Belfast International Airport	60 mins
George Best City Airport	70 mins
Belfast City Centre	70 mins



For Indicative Purposes Only











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Description

- The subject currently comprises of 4no. semi-detached houses (No's 46, 48, 50 & 52), all of which have generous gardens extending to the rear and leading directly onto the River Bann
- Surrounding amenities in the immediate area and within walking distance includes Coleraine Marina (adjacent to Causeway Coast & Glens Council Headquarters), The Crannagh Complex on the banks of the River Bann (Accommodation, Watersports and Restaurant complex), The Daffodil Gardens and Native Seafood Restaurant at the Marina
- Golf courses in the surrounding area includes The Strand and The Riverside courses at Portstewart and the well known Royal Portrush which will host the 153rd Open Championship in 2025.

Site Area

Approx. frontage onto Portstewart Road (A2)	47 m	154 ft
Approx. site depth	96 m	315 ft
Approx. site area	0.48 hectare	1.20 acres

Planning

Outline Planning Permission was granted on 3rd June 2024 for a residential development, as below:

Site of Proposed Development	46-52 Portstewart Road, Coleraine, BT52 1RP
Appplication No.	LA01/2022/0789/O
Description of Proposal	Redevelopment to provide 10no. units comprising 8no. two storey semi-detached houses and 2no. two storey detached houses with associated access road, parking areas and private gardens.

Whilst the Outline Planning Approval is for 10no. residential units (comprising semi-detached and detached units), there is potential to increase the density of units on the site.

As opposed to semi-detached units positioned to the rear of the site, there is potential to amend these house types to apartments in order to both increase density and benefit from the site's riverside setting and views of the River Bann to the rear (subject to planning).

Nearby residential developments on the Portstewart Road (Bann View Place, Crannagh View Road and Kenvarra Close) all have apartment blocks positioned to the rear of their respective developments, benefitting from the riverside views.

Planning Pack

Copy planning documents regarding Planning Ref: LA01/2022/0789/O are available on request from the Agent.

Surrounding Residential Developments

There have been a number of new build residential developments constructed in recent years on the Portstewart Road, all of which are within a few hundred yards of the subject site. These sites are similar to the subject in that they front onto the main Portstewart Road and extend beyond onto the banks of the River Bann. These recent developments include:

Bann View Place

This residential development is located 50 yards north of the subject. The site comprises a mixture of 7no. detached houses and 12no. apartments.

Cranagh View Road

Located 500 yards north of the subject, this development comprises a mixture of 30 units (10no. detached, 14no. semi-detached and 6no. duplex apartments).

Kenvarra Close

Located approx. 350 yards south of the subject site, this development comprises a mixture of 25 units (12no. semi-detached and 13no. apartments).



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Price

Asking Price: Price on Application.

Energy Performance Certificates

No. 46 - F35

No. 48 - F32

No. 50 - E48

No. 52 - E39

Value Added Tax

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

Viewing Details / Further Information

Viewings are strictly by appointment only. For further information, please contact:-

**Lambert
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