



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

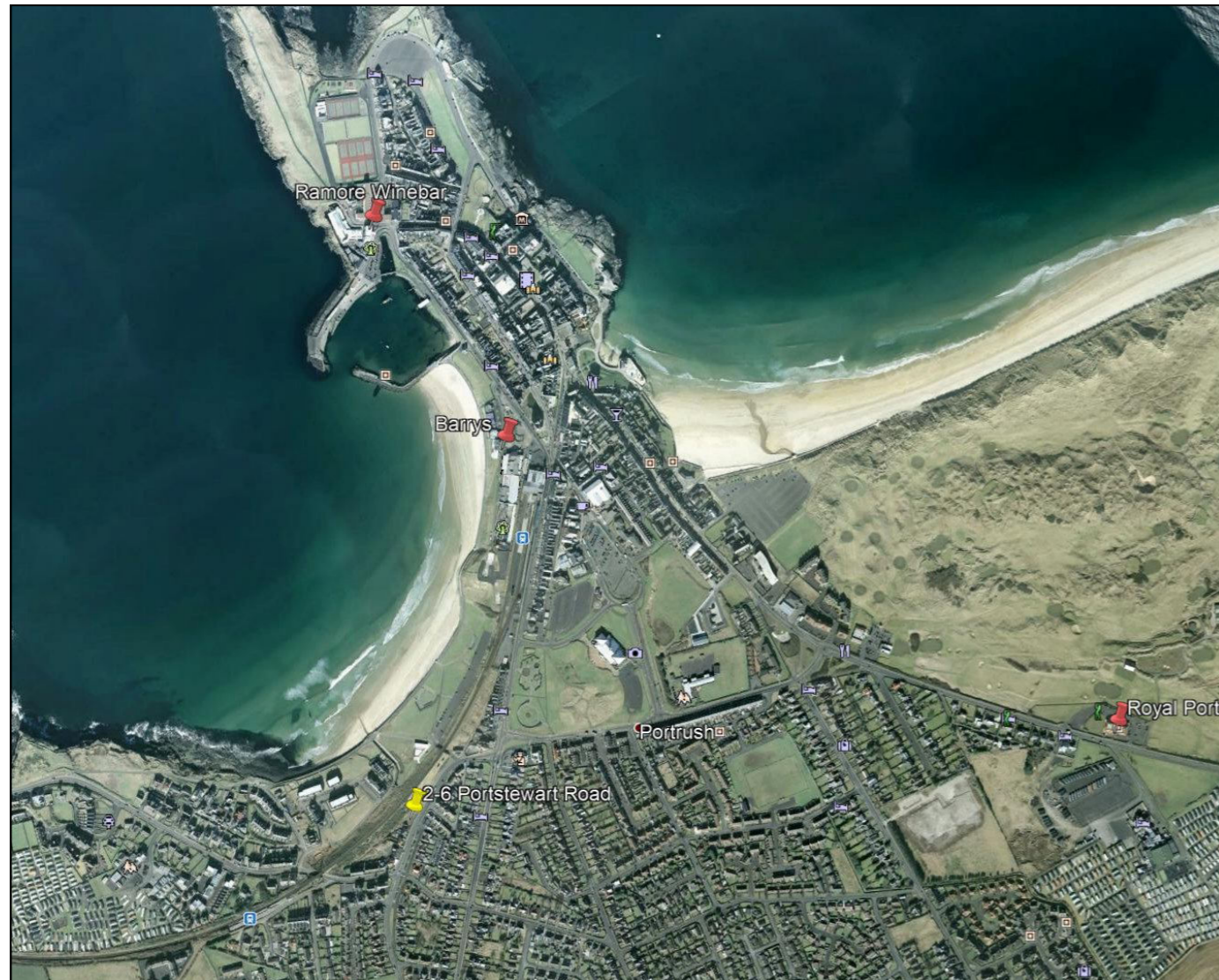
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



## PORTRUSH

Large Development Site at

2-6 Portstewart Road

BT56 8EQ

Offers Over £695,000



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF

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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

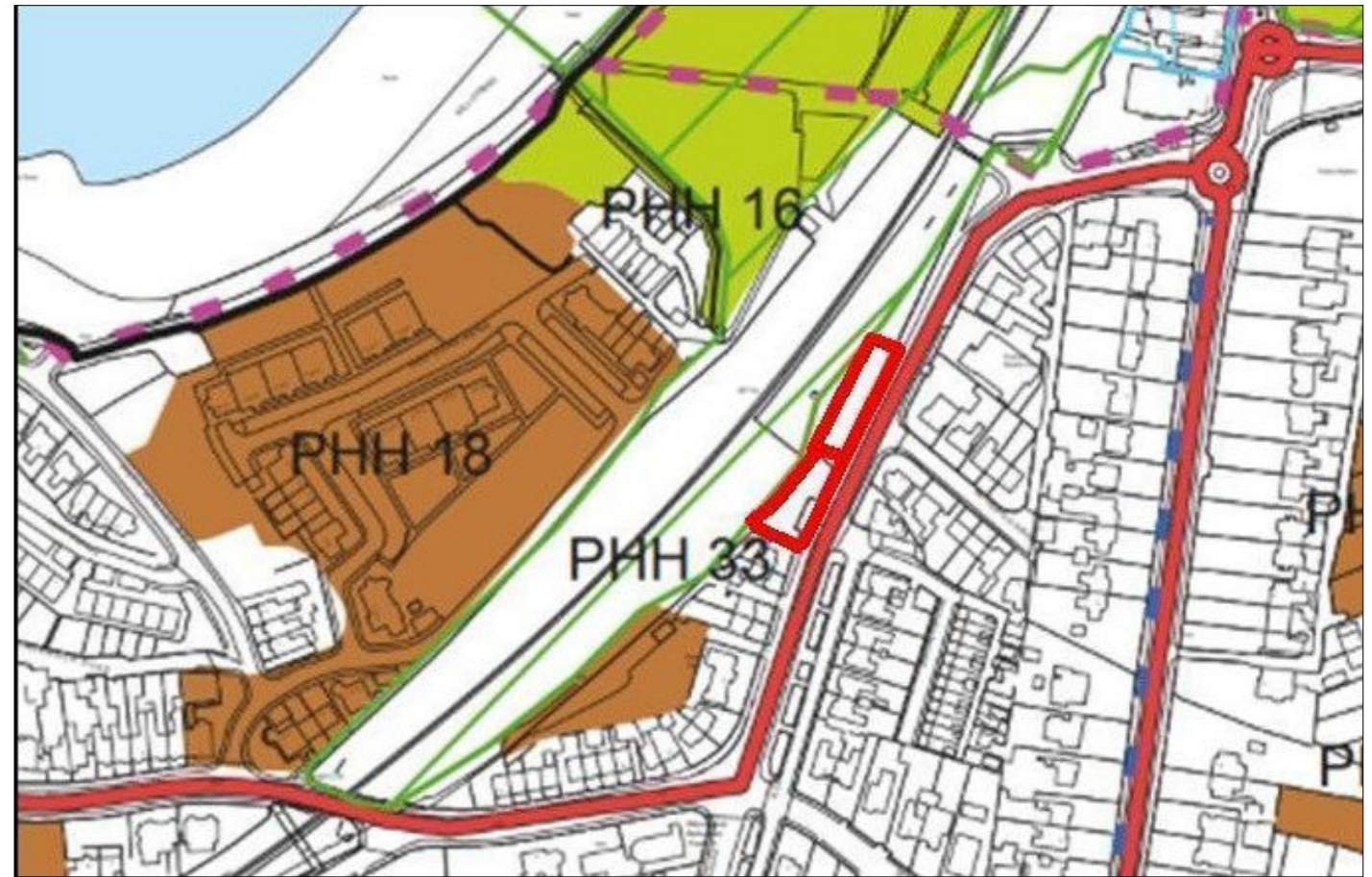
028 7083 2000  
www.armstronggordon.com

Armstrong Gordon are delighted to offer in full this prime development site located adjacent to Portrush's West Strand Beach. There is freehold ground and Leasehold ground included in the sale. At present there is planning permission for a shop, a hot food outlet and apartments. This planning is deemed live due to a material start having been made pre expiry. There is also the possibility for any purchaser to adopt the plans already passed into a different scheme subject to necessary consents. The agent holds a copy of an alternative scheme.

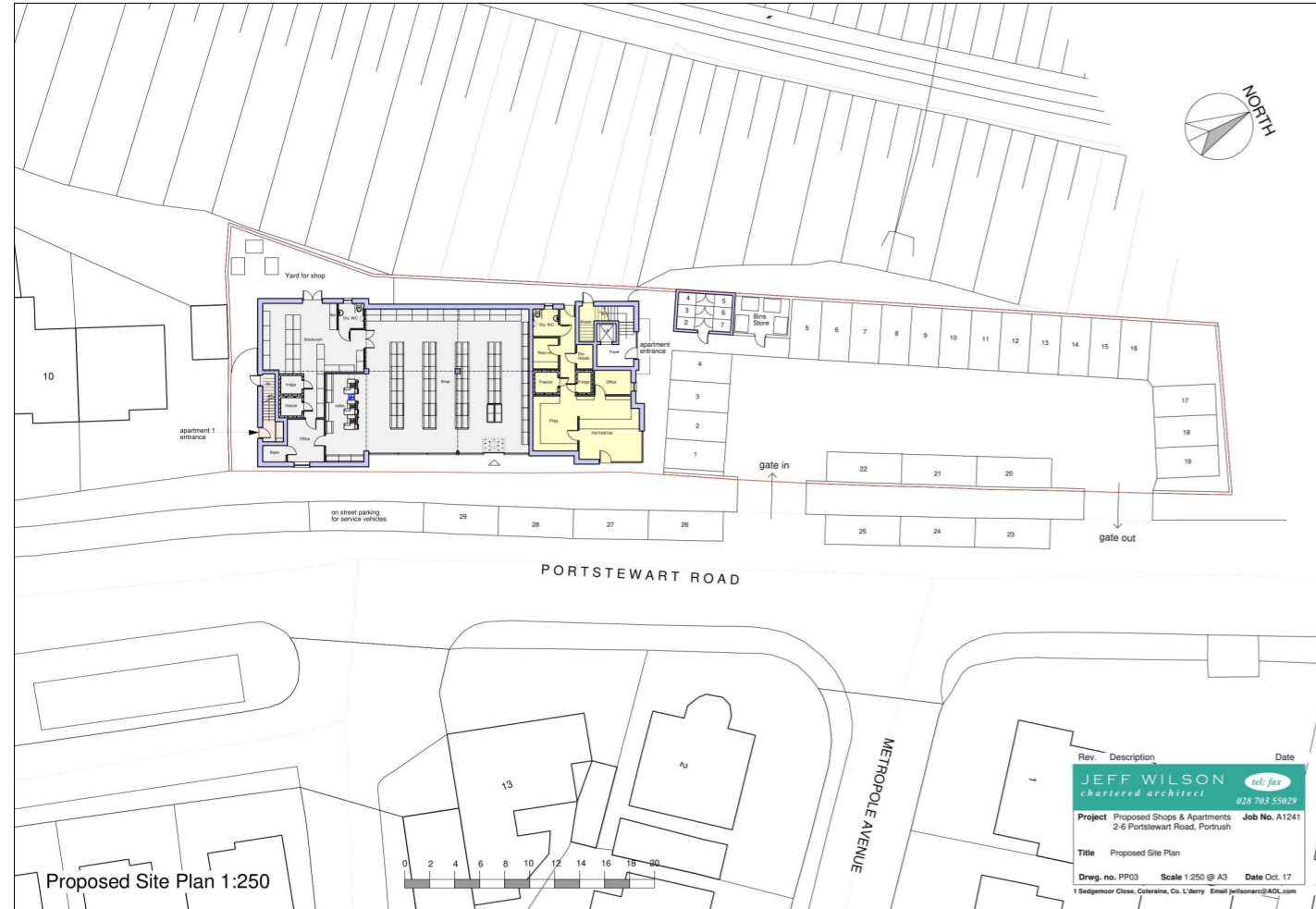
Travelling into Portrush on the main Coleraine Road there is a roundabout at the police station. Turn left and go past the arch to the beach. The subject site is located on the right hand side.

**SPECIAL FEATURES:**

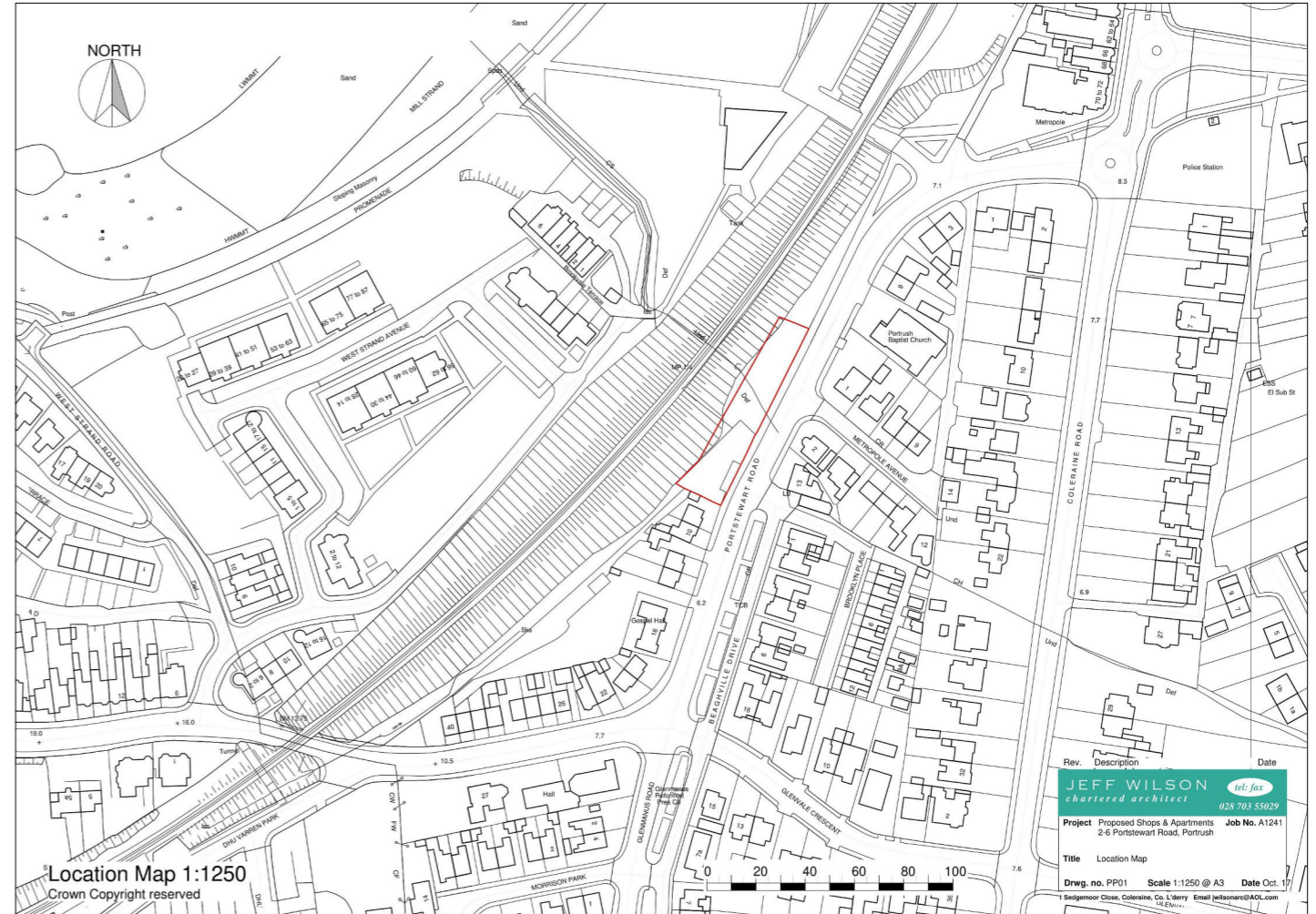
- \*\* Large Site For Sale Comprising 3 Folios In One Of Portrush's Most Sellable Locations.
- \*\* Suitable For Mixed Commercial / Residential Or Alternative Scheme Subject To Necessary Consent.
- \*\* Folio AN175615L Is A 125 Year Lease From 2005.
- \*\* Folio's AN174658 & AN1747671 Are Freehold.
- \*\* Deed Maps, Folios & Passed Plans Are Available From Agent.
- \*\* Please Look At Agents Drone Photographs To Understand how Close To The West Strand Beach This Extensive Site is.
- \*\* All Lands Are Within The Development Limit Under The Northern Area Plan 2016.



Northern Area Plan 2016



Plans as passed



Location Map 1:1250