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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:

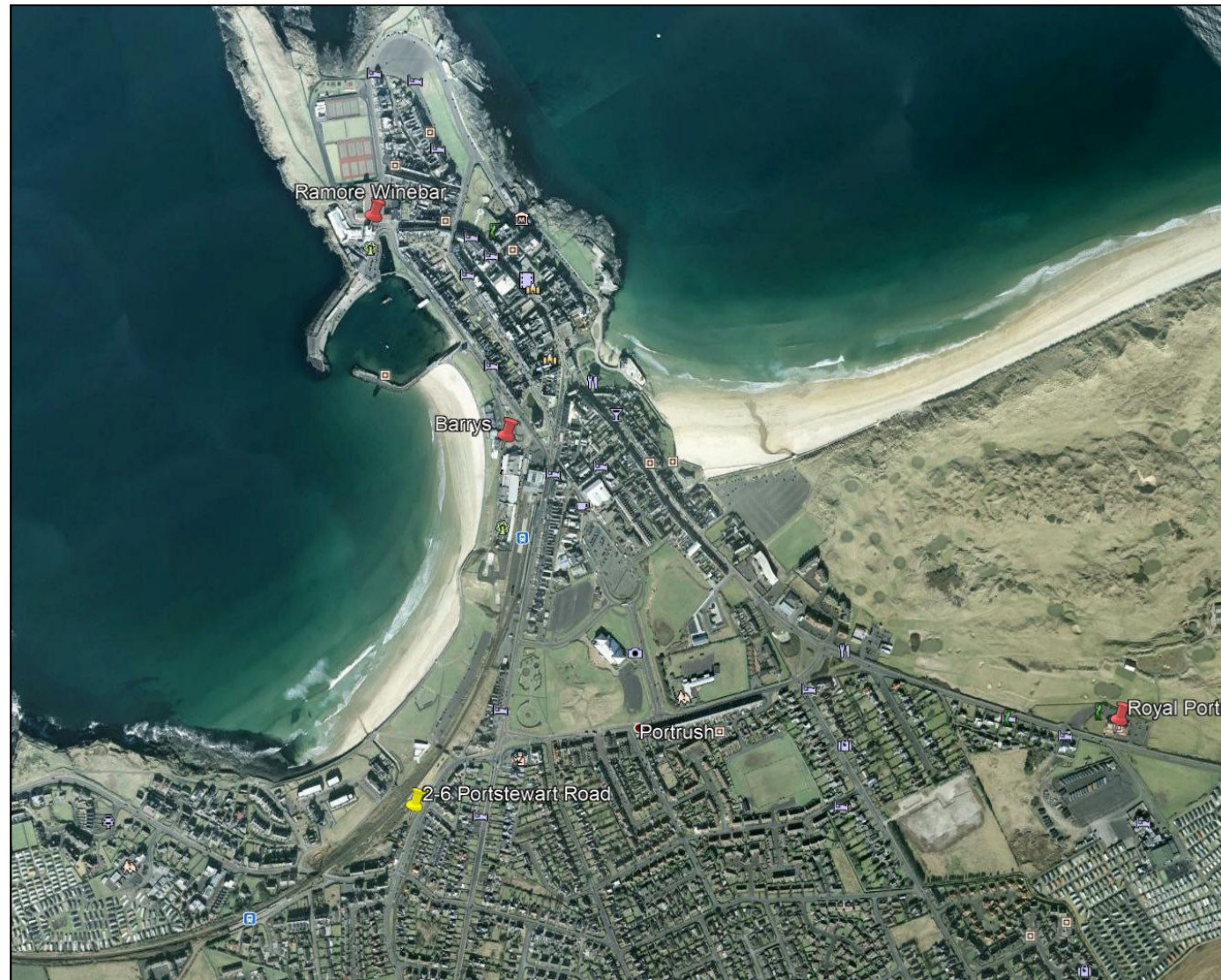
ARMSTRONG GORDON

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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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

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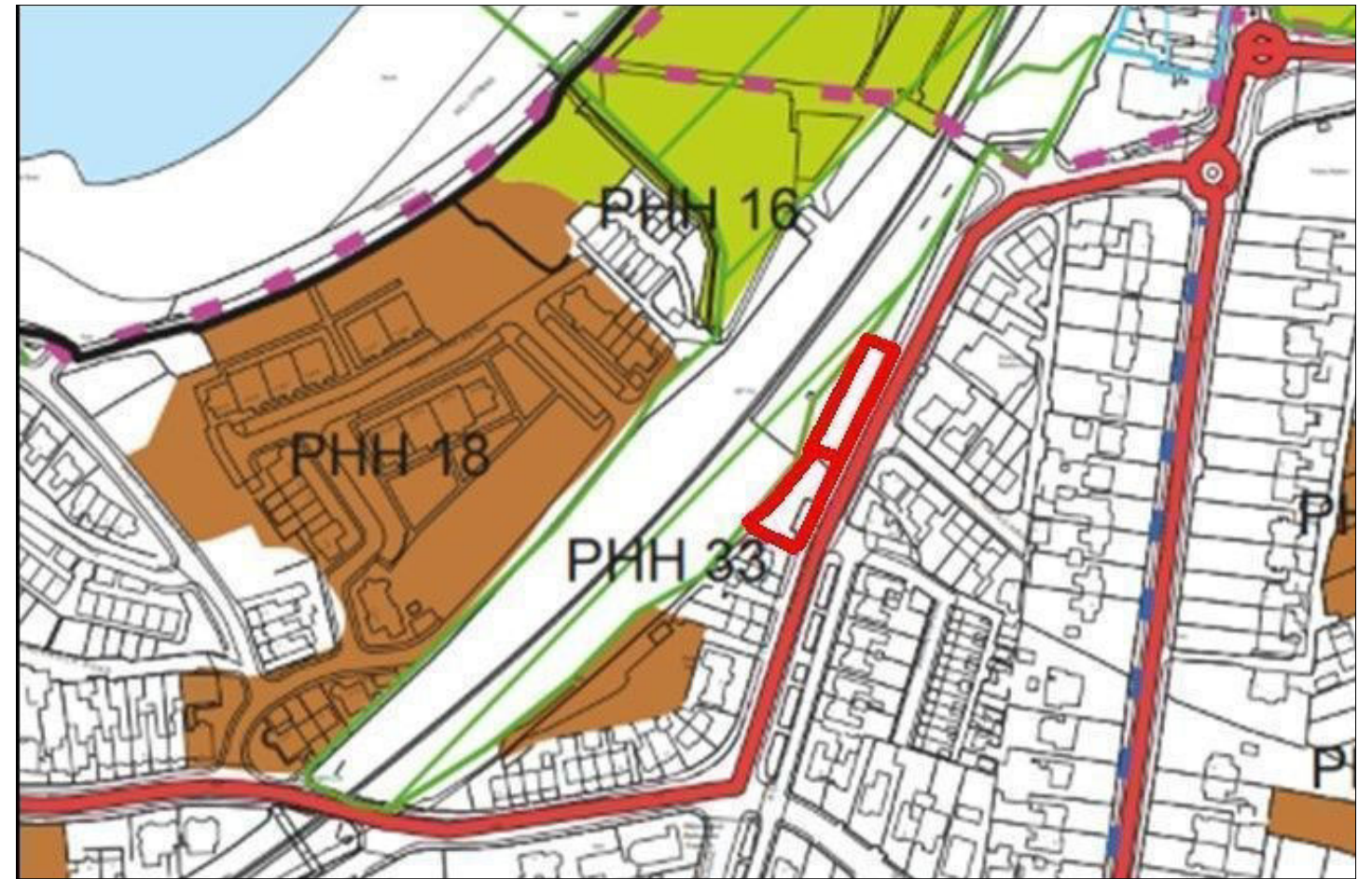
028 7083 2000
www.armstronggordon.com

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.
- ** Full Planning For Large Retail Which Could Be Sub-divided Into 3 Shops, A Hot Food Premises & 2 Offices On First Floor And Stores & 3 Apartments On Second Floor



Northern Area Plan 2016

