

DEVELOPMENT SITE – FOR SALE

CBRE NI
PART OF THE AFFILIATE NETWORK

804 SHORE ROAD, NEWTOWNABBEY, BT36 7DG



DEVELOPMENT SITE – FOR SALE

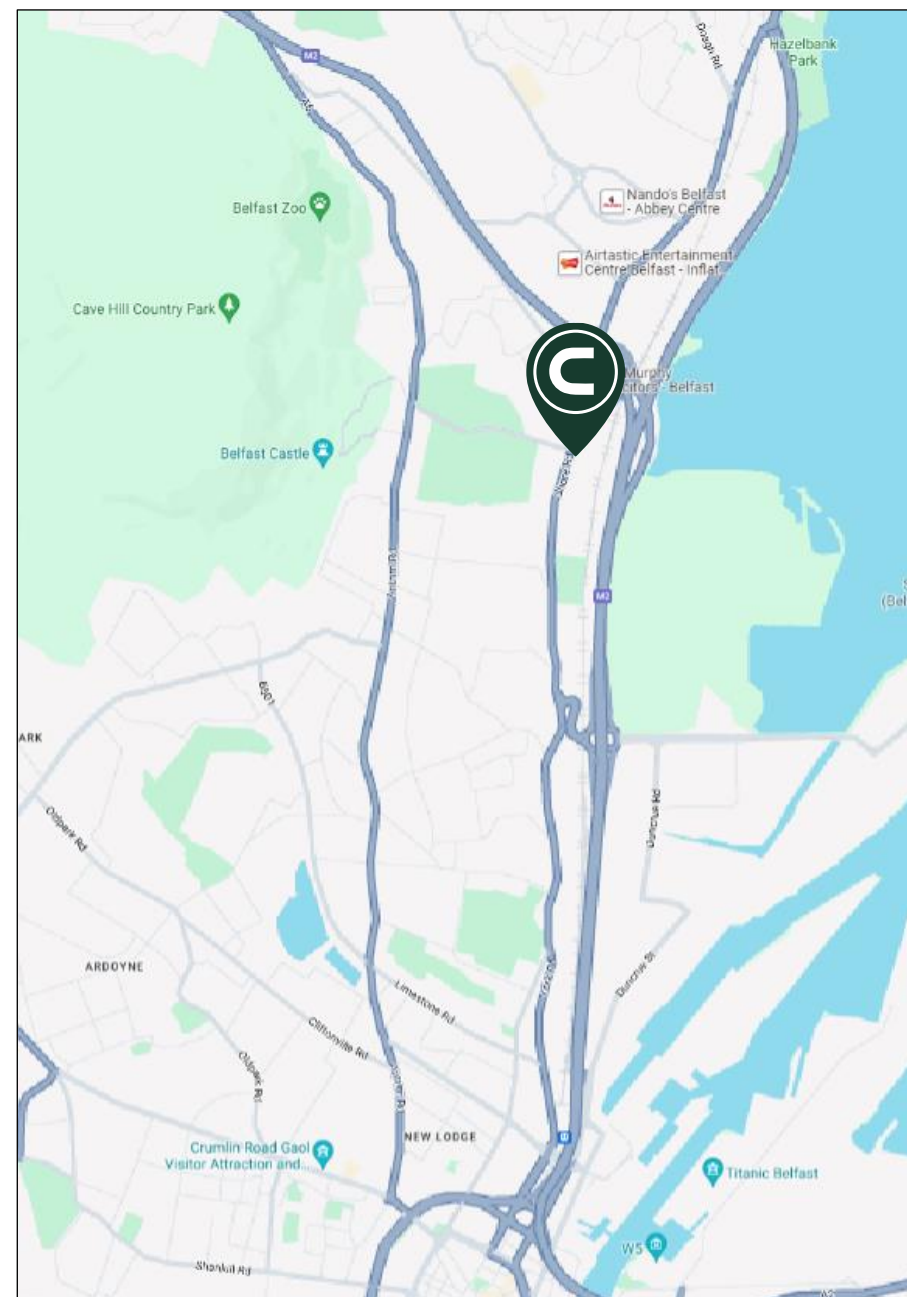
804 SHORE ROAD, NEWTOWNABBEY, BT36 7DG

Key Benefits

- Full Planning Permission for development of 6 no. 3 bed townhouses.
- Prominent location located on the Shore Road.
- Suitable for social housing

Location

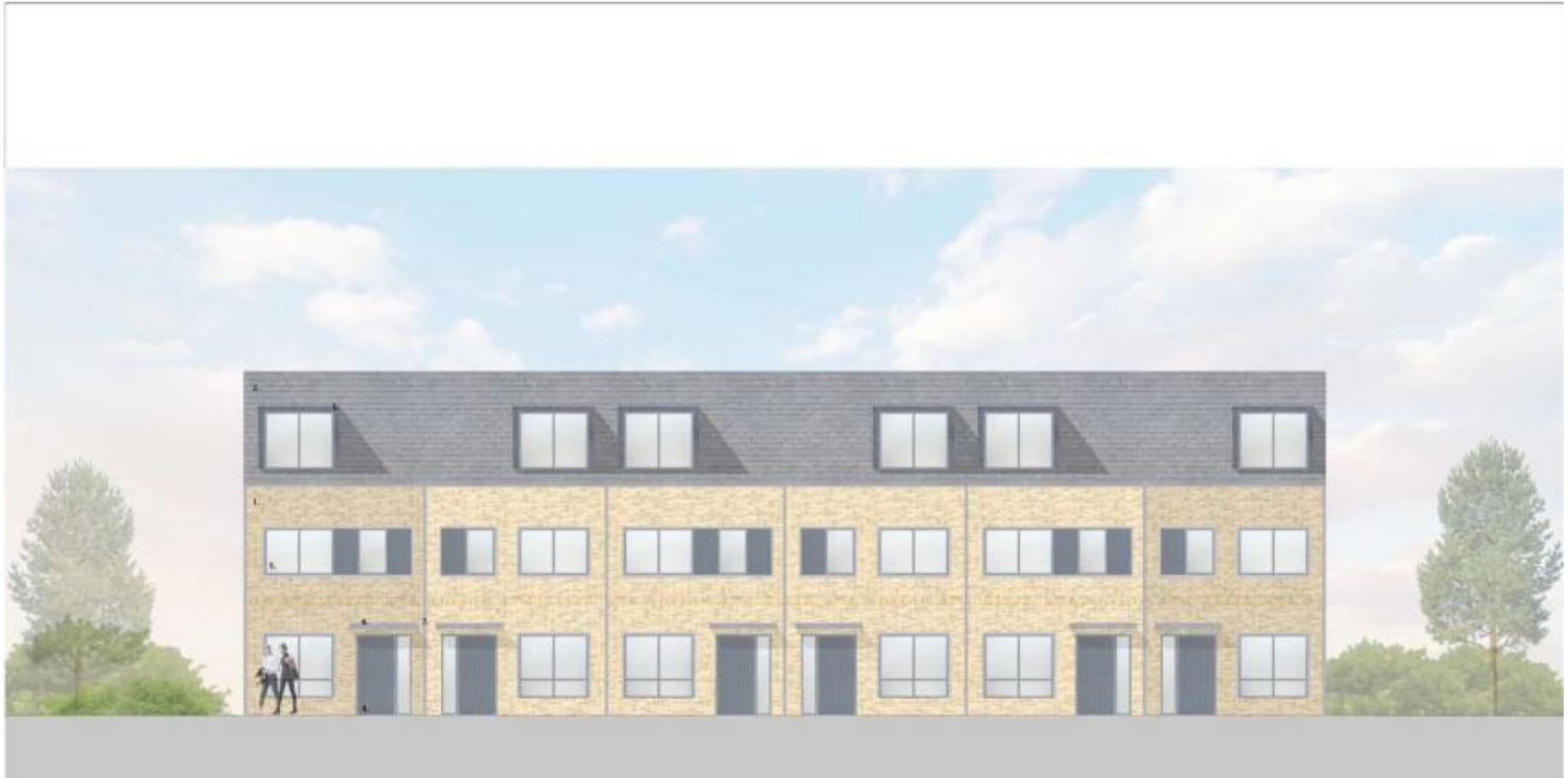
The subject site is located on the Shore Road, approximately 3.8 miles from Belfast city centre. Land use in the area comprises primarily of commercial properties fronting the Shore Road with residential properties in the surrounding streets and avenues. The site is situated close to the Shore Retail Park and a range of local shops and services.



DEVELOPMENT SITE – FOR SALE

804 SHORE ROAD, NEWTOWNABBEY, BT36 7DG

Proposed Elevations



Front Elevation

Finisher Schedule	
(1) Buff Brick	
(2) Concrete Roof Tiles	
(3) Zinc Downspout	
(4) Composite Door: Anthracite Grey	
(5) Double Glazed UPVC Windows	
(6) Grey Canopy	
(7) Grey UPVC RWP + Gutter	

like	Architects & Project Management
	11 Lonsdale Street, Belfast BT1 1JY Tel: +44 (0)28 2027 9000 Fax: +44 (0)28 2027 9010 www.likearchitects.co.uk
Project Title: Proposed Timehouse Development, 804 Shore Road, Newtownabbey	
Working Title: Proposed Front Elevation	
Drawn By: [Name]	Checked By: [Name]
Scale: 1:100	Date: 11/06/20
Sheet No: 1919-01	Project No: 300-01
Revision: B	

DEVELOPMENT SITE – FOR SALE

804 SHORE ROAD, NEWTOWNABBEY, BT36 7DG

Description

The subject consists of a cleared site fronting on to Shore Road. The site benefits from Full Planning Permission ref - LA04/2022/1076/F, for the erection of 6 no. 3 bed dwellings (social housing), planning was approved on 11th July 2024.

A no. 48 sheet advertising board is located on the site with a passing rent of £1,250 per annum, exclusive – no agreement signed.

Plans are available on request.

Title

Assumed freehold or long leasehold subject to a nominal ground rent.

Asking Price

We are inviting offers in the region of £225,000 exclusive.

VAT

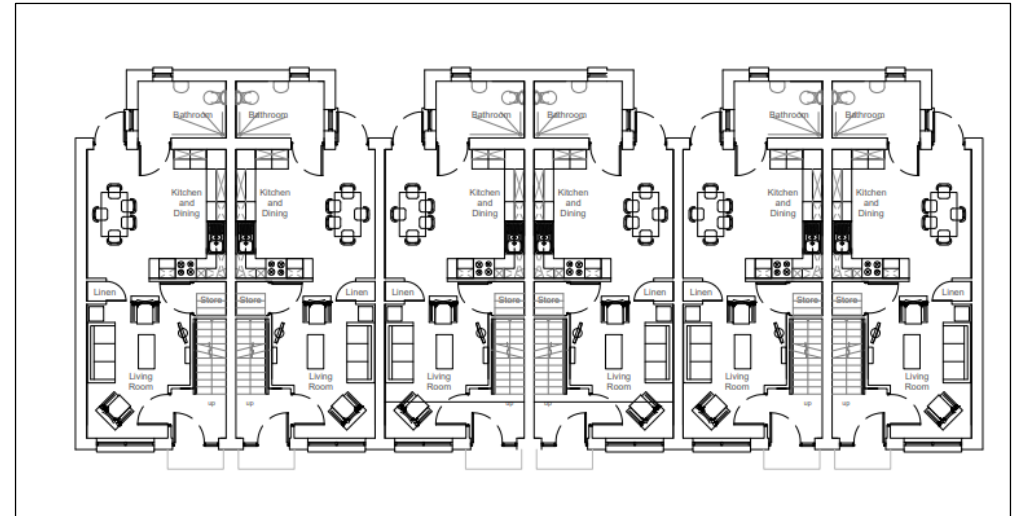
All prices quoted are exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Site Area

We have calculated the site area as approximately 0.3 acres.



Contact Us

Lisa McAteer
Senior Director
T: 07920 188 003
E: lisa.mcateer@cbreni.com

Rory Kelly
Graduate Surveyor
T: 07557 760 331
E: rory.kelly@cbreni.com

