



SITE AT 11 BALLYREAGH ROAD, PORTRUSH



SITE FOR SALE

OFFERS OVER £875,000

SITE AT 11 BALLYREAGH ROAD, PORTTRUSH

This unique site offers breathtaking views over Portrush's West Bay and comes with full planning permission for a substantial detached home, spanning approximately 4,300 sq ft across three levels.

Site Preparation:

- Existing NIE feed has been isolated at site boundary.
- Access chambers have been installed on the existing sewer and connections established for the new property.
- Secant piles and capping beam have been installed to facilitate the excavation of the basement.
- All services ducting (sewer, power and cavity drain) have been installed below the basement slab.
- Radon barrier installed to basement slab and walls.
- Kingspan package sewerage pumping station has been installed in the rear patio area.
- Basement slab and walls have been completed using waterproof concrete. All joints in the concrete contain a PVC water stop to prevent water intrusion.
- External waterproofing has been applied to the capping beam by specialist subcontractor.
- Structural steel frame is to be installed in basement to facilitate current/revised basement layout.
- Ground floor reinforced concrete slab will be completed over the next few weeks - July 2025.

Construction Flexibility:

- The ground floor will be a reinforced concrete slab which will provide flexibility in the final layout.
- No utilities have been installed, allowing for customisation to suit individual needs.
- Potential for alternative planning permission to be granted.

Proposed House Features:

Ground Floor

- Spacious open-plan family kitchen with dining & living area opening onto terrace that captures panoramic sea views.
- Separate room at the front of the house encompassing floor to ceiling glass wall to afford sea views from all aspects of ground floor. Can be used as study, family room or snug.
- Cloakroom, WC and storage area
- A lift could be easily incorporated within the existing plans.

Upper Level

- Master Bedroom suite with stunning sea views, a walk in dressing room, luxurious ensuite, wet room double shower area, double sinks and bath with ocean views.
- Additional guest bedroom to front of property along with spacious en-suite and balcony to front.
- Upstairs hall includes sitting/reading area, floor to ceiling window offering further ocean views and patio door access to private sun terrace.

Basement Level

- Two further ensuite bedrooms with patio doors leading to the front garden.
- Dedicated spaces for a gym, cinema room, utility room plus outdoor equipment storage.

This site presents a rare opportunity to create a bespoke coastal residence, with significant groundwork already completed. Enjoy a seamless construction process, combined with privacy, stunning views and close proximity to Portrush's vibrant amenities.

FEATURES

- Planning Reference: LA01/2022/0578/F

ADDITIONAL INFORMATION

PLANNING REFERENCE: LA01/2022/0578/F

TENURE: Freehold

SCAN THE QR CODE BELOW FOR FULL DETAILS



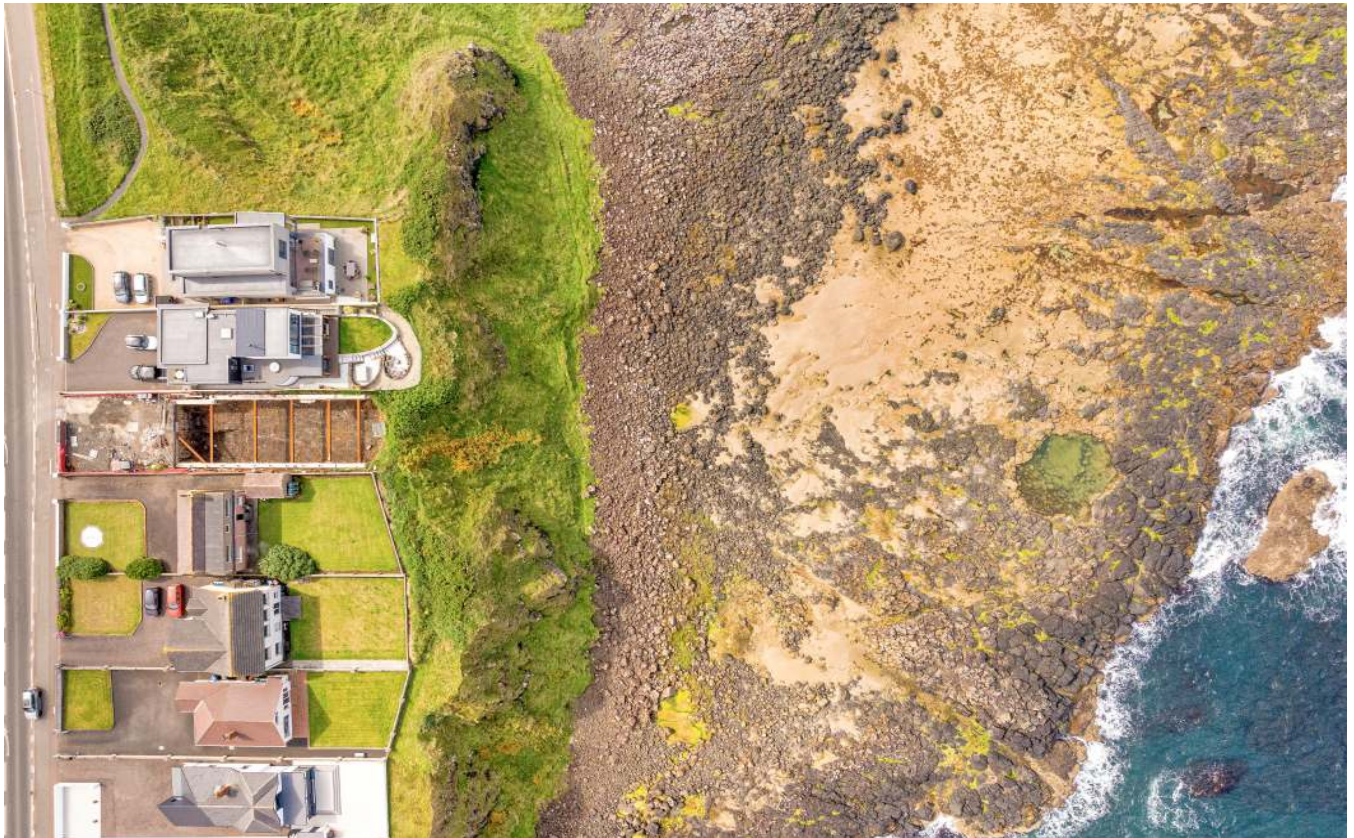
VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

PROPOSED PLANS





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