

Development Site
Sunnybank, 12-18 Ballylumford
Road, Islandmagee, BT40 3RN

Asking Price: £150,000

 Reeds Rains

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Development Site, Sunnybank, 12-18 Ballylumford Road, Islandmagee

Full Planning Granted For The Construction Of 4 Detached Houses Approx. 1330 Sq ft., Excellent Location / Ballylumford Road in Islandmagee. Site of c. 0.55 acres.

For further information please contact:
Michael Graham 07767271664

Description

The site comprises c.0.222 hectares (0.55 acres) with frontage onto the Ballylumford Road.

Planning

We understand full planning permission was granted in March 2024 for 4 no. replacement dwellings. The units are approx. 1330 sq ft. The properties are 3 bed detached villas with lounge, kitchen /dining, utility room, sun room, family bathroom and ensuite off the master bedroom. Planning Ref: LA02/2024/0220/F. We have been advised that services are on site / close by. Copies of the planning permission and drawings are available on request.

Location

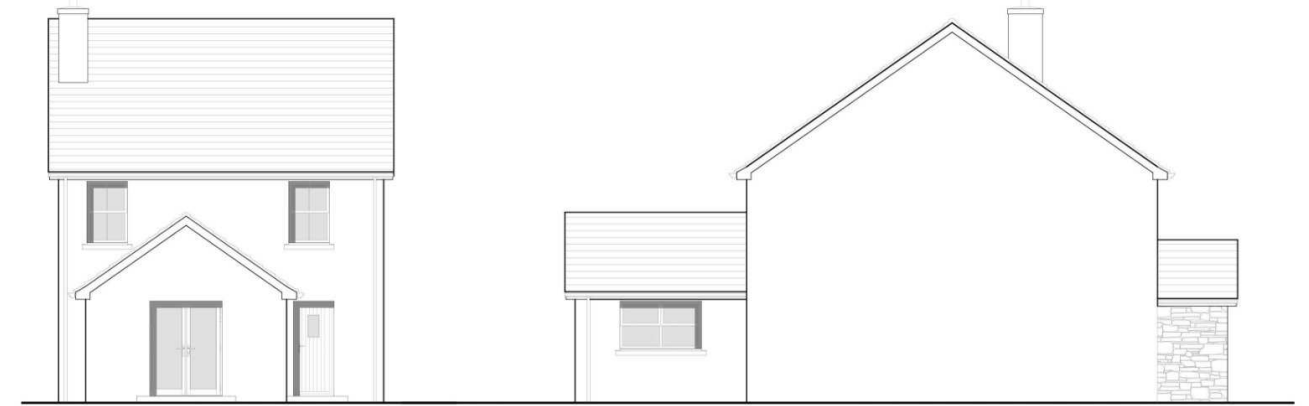
The subject site occupies a unique and tranquil location, with panoramic views over the surrounding countryside and beyond. The Ballylumford Road runs from the western end of the Hollow Road at Carnspindle to the Brown's Bay Road. The area is in a popular residential situ due to its attractive location and picturesque surroundings. Many local amenities and other coastal locations are within close proximity – a short drive away are Browns Bay, picturesque Portmuck Harbour, Larne, Whitehead and Carrickfergus, areas well known for their excellent schools, golf, sailing and a host of other sporting and recreational facilities. The site is located approx. 11 miles from Carrickfergus and Larne. Belfast is located approx. 25 miles south, via the A2 and M2.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements are Approximate.

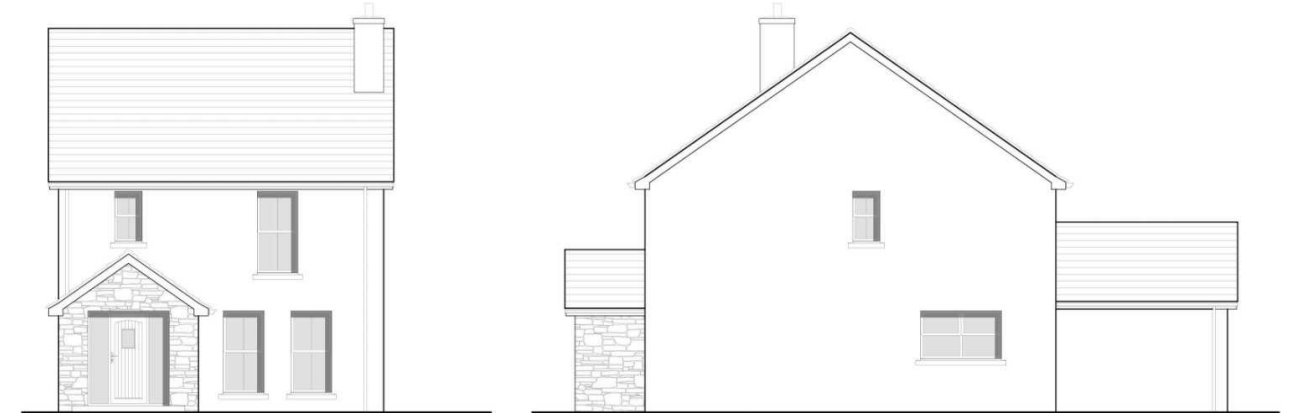
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Rear Elevation.

Side Elevation.



Front Elevation.

Side Elevation.

