



SimonBrien
NEW HOMES

Lisney
COMMERCIAL REAL ESTATE

FOR SALE

**Residential development land for 67 units (8.42 acres/3.42 ha)
benefiting from full planning approval, drainage consent and
direct access to Jubilee Road, Ballyclare**

PHASE F, JUBILEE ROAD, BALLYCLARE BT39

OUTLINE FOR INDICATIVE PURPOSES ONLY

Lisney

COMMERCIAL REAL ESTATE

FEATURES

Fully approved residential development site

Drainage capacity and consent to discharge available via article 161 agreement

Planning ref – LA03/2020/088/RM
No social/affordable element

8.42 acres (3.41 ha). Further lands may be available

Broadly rectangular level land fronting onto the recently completed Ballyclare Relief Road

Mixed type scheme comprising 67 units (19 detached, 40 semi-detached and 8 townhouses)

Ballyclare is a popular market town, within easy reach of central Belfast c.13 miles

Close to schools, retail and leisure amenities and a proposed neighbourhood convenience retail scheme

Property outline for indicative purposes only

LOCATION

Ballyclare is a popular market/commuter town located within the Greater Belfast/Antrim & Newtownabbey Council areas.

Situated c.13 miles from Belfast city centre, the town has recently seen considerable residential growth with a number of schemes completed or underway within the fully approved Urban Extension.

The town benefits from proximity to strong infrastructure links/ major roads network (M2), bus routes, the ports at Larne and Belfast, as well as the International airport at Aldergrove.

The subject lands lie to the north west of the traditional town centre and have an extensive frontage to the recently completed Ballyclare Relief Road (Jubilee Road).

DESCRIPTION

The subject property comprises of a 'ready to go' rectangular, level plot of development land that benefits from full reserved matters planning consent for 67 units, with an article 161 agreement formalised.

The approved scheme allows for the construction of a very marketable mixed house type development accessed off the Ballyclare Relief Road (Jubilee Road) with Service ducts brought to the boundary.

Please note: Further land with full planning approval may be available as part of the wider scheme.



HOUSE TYPES

Reference	Type	Bedrooms	Houses in Phase F	GFA (SQM) <i>exc sunroom</i>	GFA (SQFT) <i>exc sunroom</i>
Detached					
B1	Detached	3	1	103.90	1118
B1 (h)	Detached	3	2	103.90	1118
C1	Detached	4	2	127.13	1368
C1 (h)	Detached	4	4	127.13	1368
C2	Detached	4	2	129.18	1390
C2 (h)	Detached	4	1	129.18	1390
D	Detached	3	1	101.69	1094
D (h)	Detached	3	3	101.69	1094
D1	Detached	3	3	101.69	1094
Semi Detached					
E = (E-E)	Semi-detached	4	10	116.58	1254
E1 = (E1-E1)	Semi-detached	4	2	116.58	1254
F = (F-F)	Semi-detached	3	14	100.46	1081
F1 = (F1-F1)	Semi-detached	3	2	100.46	1081
G = (G1-G2)	Semi-detached	3	3	95.50	1028
	Semi-detached	3	3	98.54	1060
G (h) = (G2-G1)	Semi-detached	3	3	98.54	1060
	Semi-detached	3	3	95.50	1028
Townhouses					
J = (J1-J2-J2-J1)	Townhouse	3	4	88.16	949
	Townhouse	3	4	102.64	1104
Totals					
	Detached		19	28.36%	
	Semi-detached		40	59.70%	
	Townhouses		8	11.94%	
	Dwellings		67	100.00%	





Detached, rendered finish

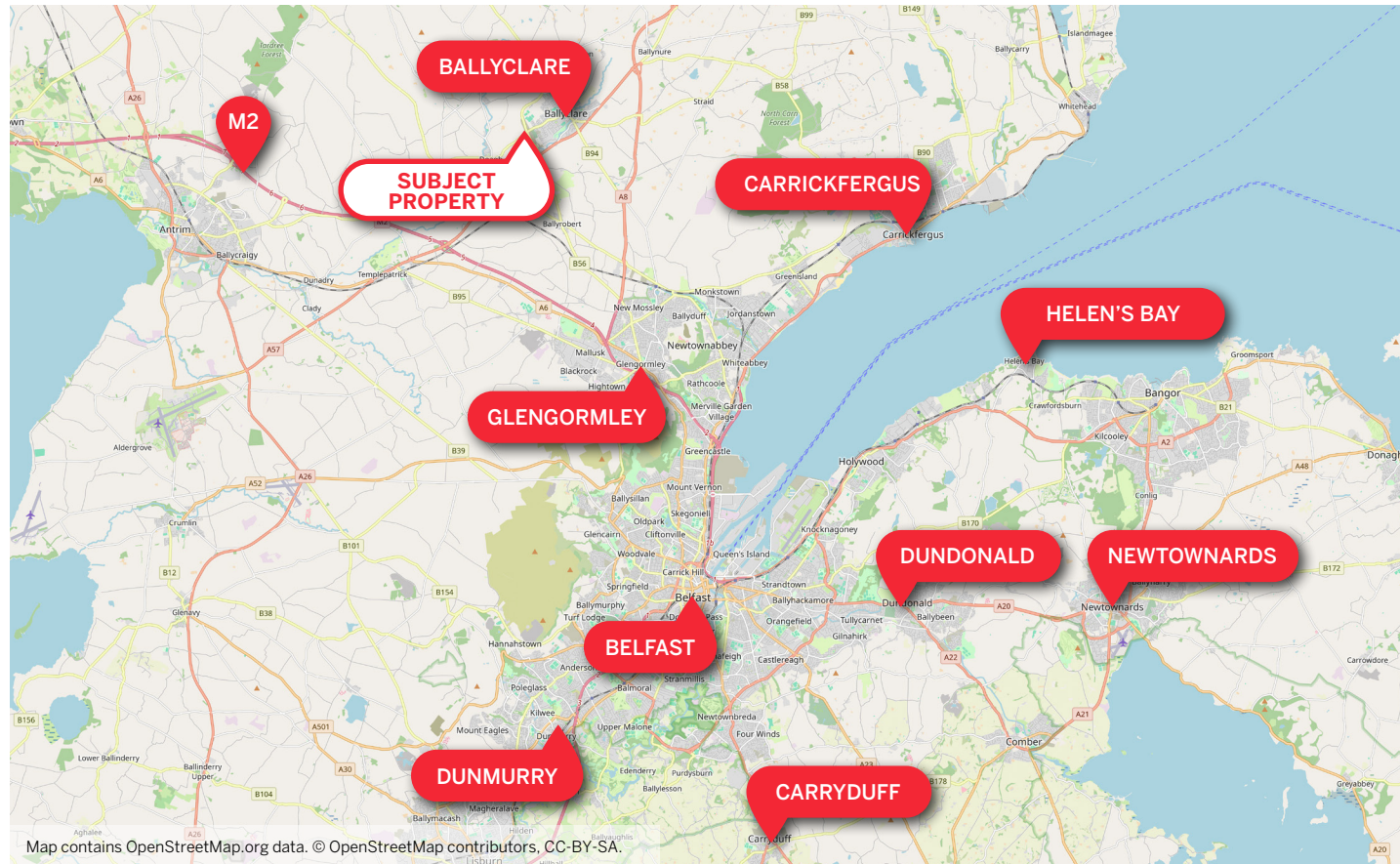
PLANNING HISTORY

Reference	Address	Application Type	Decision date
L/2006/0377/O	Doagh Road	Outline	Approved
LA03/2018/1011/RM	Doagh Road	Reserved Matters	Approved – 26/5/2019
LA03/2020/0881/RM	Doagh Road	Phased Major residential Urban Extension	Approved – 22/05/2022





LOCATION



TITLE

Understood to be held Freehold.

PRICE

Price on Application

VAT

VAT is applicable

STAMP DUTY

Stamp duty will be the liability of the purchaser.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Viewing strictly by appointment with the joint selling agents Lisney and Simon Brien

REF 23748

Lisney
COMMERCIAL REAL ESTATE

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NEW HOMES

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