

McConnell

JLL Alliance Partner

SimonBrien



**FOR SALE**

Residential Development Site With Full Planning Permission For 222 Units

FOR OVER 55'S LIVING – 36 OF THE UNITS HAVE NON-RESTRICTIVE PLANNING PERMISSION.

75 Belfast Road, Carrickfergus, BT38 8PH

# Site Plan



\*Outline for Illustration Purposes Only

# Executive Summary

- Carrickfergus is located approximately 11 miles north east of Belfast and is a popular sea-side commuter town to Belfast, the surrounding road network is excellent with easy access to the A2, M5 and M2 Motorways as well as regular rail and bus services to Belfast City Centre and beyond.
- Carrickfergus has a population of around 30,000 people as per the 2021 census.
- The subject lands are located on the Belfast side of Carrickfergus 1 mile outside of the town centre. Access onto the Belfast Road is only 0.1 miles away.
- The subject property comprises of a cleared site that was granted full planning permission under reference LA02/2021/0541/F for the construction of a private residential assisted living and retirement housing scheme comprising a mix of 234 houses, tennis courts, bowling green with associated parking and green link.

In phase 1, an amended planning permission was granted on the 24th of June 2024 under planning reference LA02/2023/2072/F for an increased density from 28 units to 30 units. 14 units of the 234 units are not included in this sale. The lands being sold have the benefit of planning permission for 222 units. 36 of the properties are not restricted with the over-55s planning condition.

- Full planning permission was granted for 81 apartments, nursing home, spa/community facility, a drive thru restaurant, park and ride facility and relocation of long stay hotel car park under the same planning permission.
- All relevant planning, architectural, consultant reports, and drainage network documentation relating to the lands for sale can be viewed in a Data Room. The Data Room can be shared following registration of interest with either Simon Brien or McConnell Property.
- The total site measures approximately 50.3 acres (20.36 hectares).
- We are instructed to seek offers in excess of £7,500,000 (Seven Million and Five Hundred thousand pounds) exclusive.

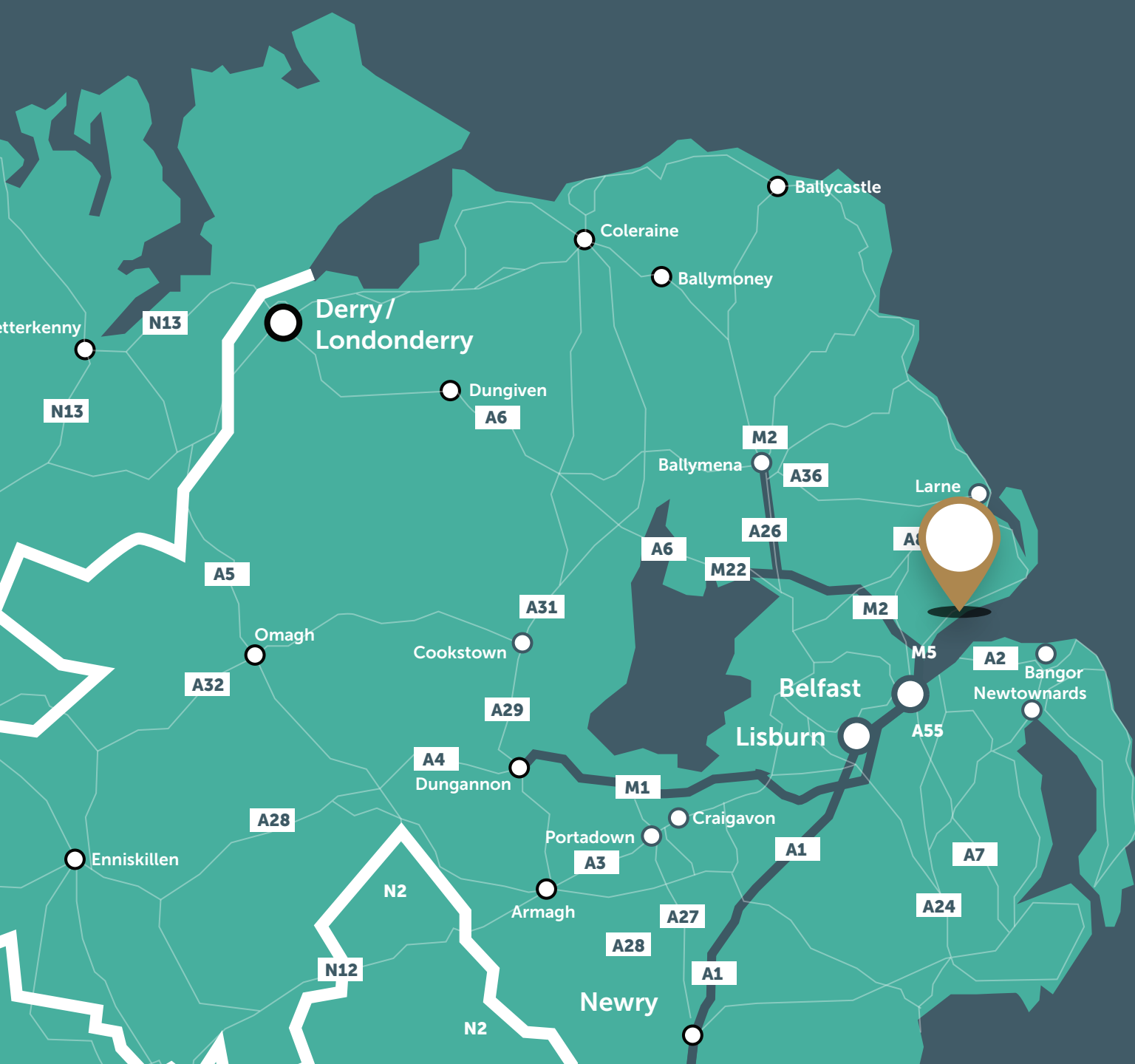


# Location

Carrickfergus is a large provincial town in County Antrim, it sits on the north shore of Belfast Lough approx. 10 miles from Belfast City Centre. The town has a population of c.30,000 and is one of Belfast's principal commuter locations.

The subject site is ideally located adjacent to a wide range of amenities, including but not limited to; a hotel, M&S, Lidl and a SPAR site which as well as the petrol filling station, includes a range of amenities such as fast-food restaurants and gyms. The site has great connectivity with Belfast City Centre being accessible in under 30 minutes by car via the A2. Carrickfergus further benefits from an excellent range of primary and secondary schools, with the subject being less than 10 minutes' walk from Carrickfergus Model Primary School.

Carrickfergus is situated within the wider Belfast Metropolitan Area which has an overall population extending to approx. 650,000.



# Situation

The site is situated just off of the Belfast Road.

The property is conveniently located just 1 mile outside of the centre of Carrickfergus.

The site is adjacent to a Shore Commercial Park, Loughshore Hotel, M&S, Lidl and many other occupiers.



Excellent proximity to A2 dual carriageway



10 miles from Belfast Port



18 miles from Belfast International Airport



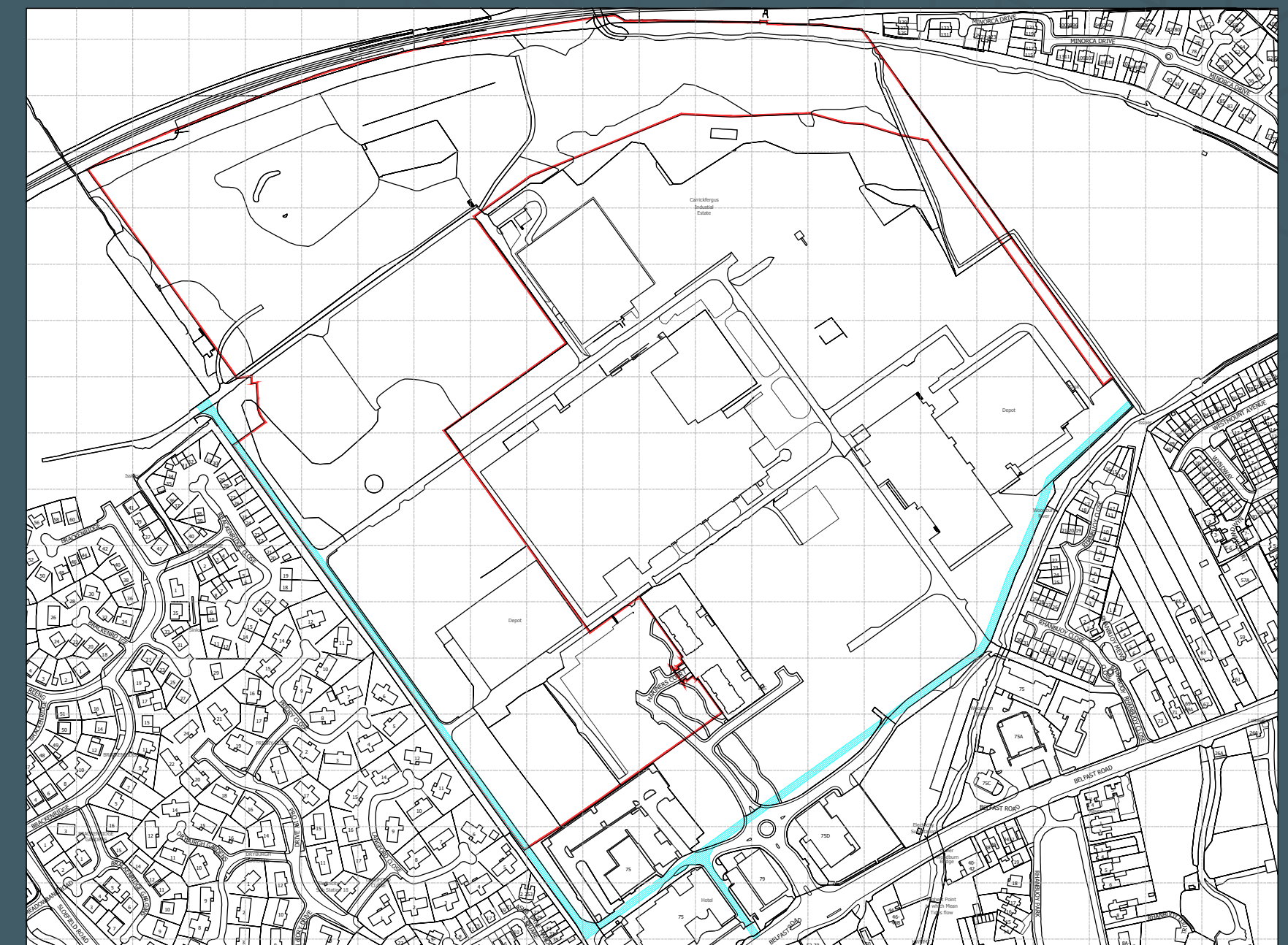
10 miles from City Centre



15 miles from Larne Port



11 miles from George Best Belfast City Airport



\*Outline for Illustration Purposes Only

# Planning History

- The subject lands comprises of a cleared site that was been granted full planning permission on the 17th of July 2019 under the reference LA02/2019/0065/F for the construction of a private residential assisted living and retirement housing scheme comprising a mix of house types.
- Further to this an amended application under the reference LA02/2021/0541/F was approved on the 9th of June 2022 which notes that the overall scheme shall now include; 234 houses, spa/community facility, tennis courts and bowling green with associated parkland and green link.
- Under the same planning application permission was approved for 81 apartments, a nursing home, a drive thru restaurant, park and ride facility and relocation of long stay hotel car park are also included.
- Phase 1, an amended planning permission was granted on the 24th of June 2024 under planning reference LA02/2023/2072/F for an increased density from 28 units to 30 units. 14 units of the 234 units are not included in this sale. The lands being sold have the benefit of planning permission for 222 units. 36 of the properties are not restricted with the over-55s planning condition.

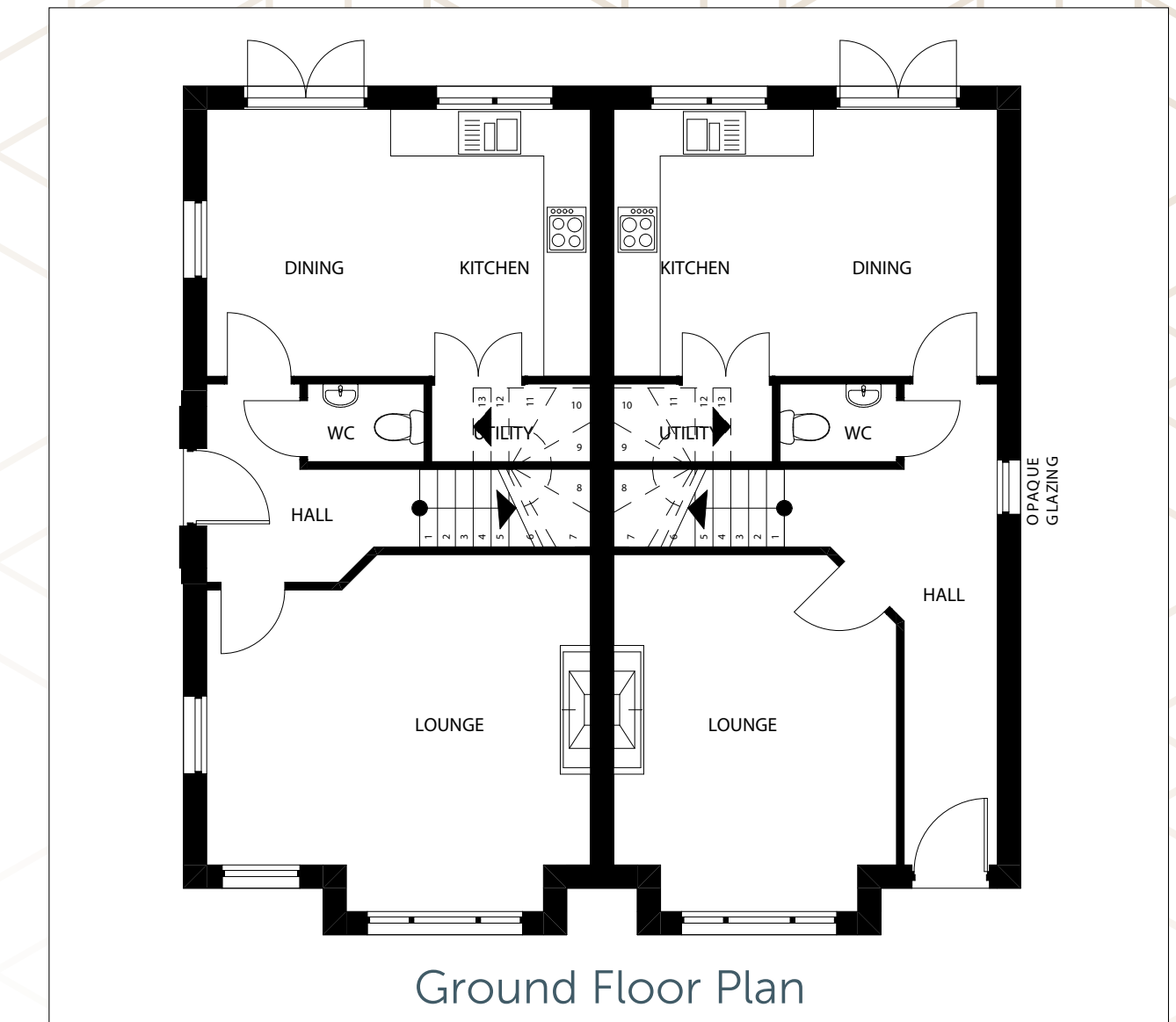
# Site Area

- The total site measures approximately 50.3 acres (20.36 hectares).

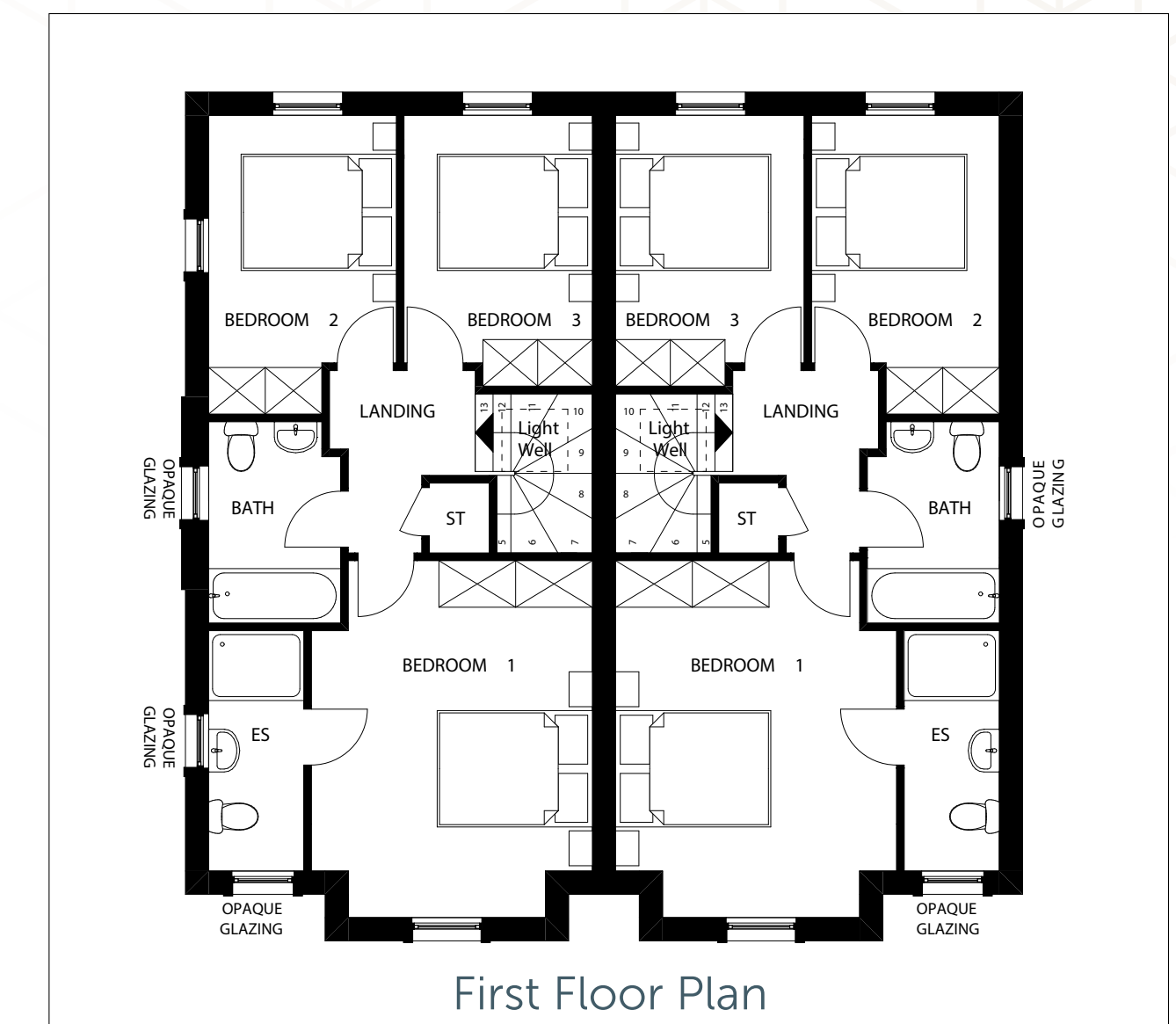


# Schedule of Accommodation

Name	Type	No. of Bedrooms	Area (Sqm)	Area (Sq ft)	Units
A1	Semi-detached (front access)	3 bedroom	97	1044	7
A1	Semi-detached (side access)	3 bedroom	97	1044	7
A2	Semi-detached	3 bedroom	97	1044	26
A3	<b>Townhouse</b>				
	Type 1	3 bedroom	97	1044	2
	Type 2	3 bedroom	104	1119	2
A4	Semi-detached	3 bedroom	108	1165	8
A5	Semi-detached	3 bedroom	108	1165	8
B2	Semi-detached	3 bedroom	84	904	22
B3	Semi-detached	3 bedroom	84	904	20
D1	Semi-detached	3 bedroom	85	915	2
D2	Semi-detached	3 bedroom	85	915	2
D3	Semi-detached	3 bedroom	85	915	4
E	Detached	3 bedroom	85	915	7
F (incl. F1 & F2)	Detached	4 bedroom	131	1410	24
G (incl. G1&G2)	Detached	3 bedroom	114	1227	19
H1	Detached	3 bedroom	98	1055	10
H2	Detached	4 bedroom	141	1518	6
H3	Detached	3 bedroom	94	1010	6
H4	Detached	3 bedroom	94	1010	8
I (incl. I1 & I2)	Detached	4 bedroom	132	1421	13
J (incl. J1 & J2)	Detached	3 bedroom	106	1141	19
<b>Total</b>					<b>222</b>

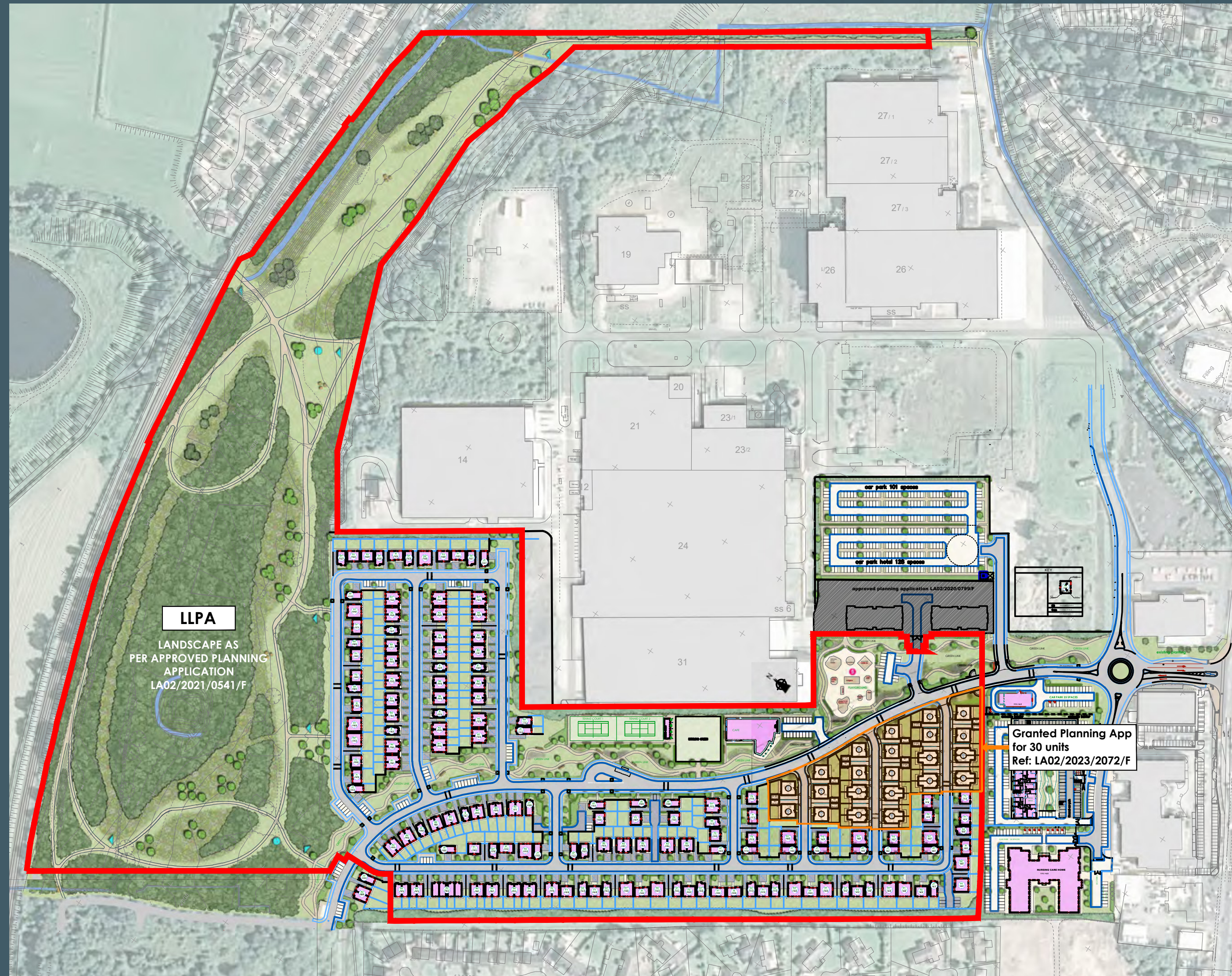


Ground Floor Plan



First Floor Plan

# Residential Site Layout





Subject Site

Shore Commercial Park

100,000 sq ft Industrial & Logistics Facility

Proposed 44no. Dwellings, Mix of Houses and Apartments

7no. Trade Counter / Showroom Units with B4 Use Class

New Home Bargains

Loughshore Hotel

M&S Food

Lidl

New Lidl Expansion

BELFAST

CARRICKFERGUS

Cannon Motors

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# Residential Market

There has been exceptional demand for new developments in the Carrickfergus and adjoining Newtownabbey area with a lack of supply of homes in new developments or in the residential resale market. The limited number of new developments that have been built in recent times in the Carrickfergus area have been very popular with purchasers and strong sales levels have been achieved. The proposed development incorporates a variety of house types including semi-detached, detached and bungalows with a mix of impressive render and brick elevations. There will be high demand for these houses. The sale of these lands offers a rare opportunity to purchase a residential development site with full planning permission in a high profile and popular residential address.

## Title

We understand that the subject is held long leasehold subject to nominal ground rents.



# Proposal

We are instructed to seek offers in excess of **£7,500,000, (Seven Million and Five Hundred Thousand Pounds)** exclusive.

# VAT

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

# Contact

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