

FOR SALE

Development Site
Adjacent to 51A Mullaghboy Road
Islandmagee BT40 3TR



PRICE

Offers in the region of £450,000

This 4 acre site has full planning permission for a mixed development of quality housing on a superb site which will afford a number of the houses breathtaking views over the Irish Sea.

Situated in a semi-rural location some 15 minutes drive from Carrickfergus, the care and attention of the Architects, G/M Design, in the preparation and mix of the scheme, should afford a steady rate of sales.

PLANNING:

Full planning permission is in place for the construction of 34 units (Planning Ref: F/2005/0291/F). Work has been partly commenced on site to retain the planning permission.

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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SITE LAYOUT



HOUSE TYPES

The housing mix proposed on the site is as follows:

Unit	Nos	Type	Bed	Size/sq.ft.
G1	12	Semi	3	1,055
G7s	2	Semi	3	1,232
G7d	1	Detached	3	1,232
G4	2	Semi	2	1,385
C2	5	Chalet	4	1,528
D1	12	Detached	4	1,951

34 Units

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GROSS DEVELOPMENT VALUE:

Total GDV for the scheme, based on research and experience of Templeton Robinson Land and New Homes is estimated at approx. £5,500,000. Prospective purchasers should make their own enquiries.

HOUSE TYPES

See below proposed D1 house type. Other house types are available on request.



SERVICES

We are advised that the Architects, G.M. Design, have had consultations with all agencies and that there are provisional schemes in place to deal with sewage, storm etc.

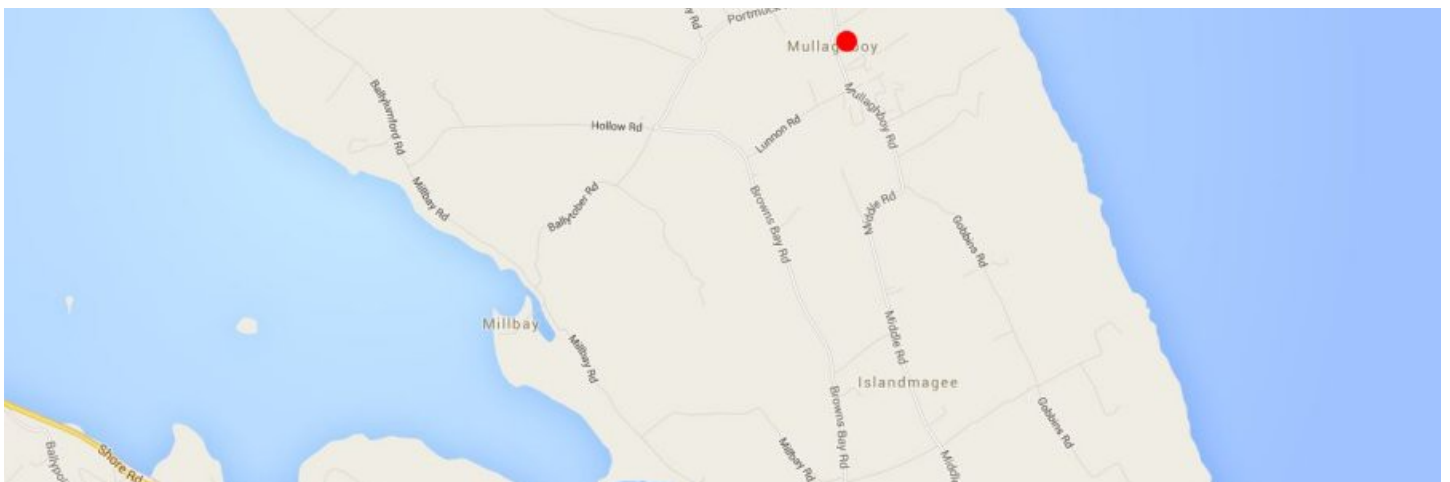
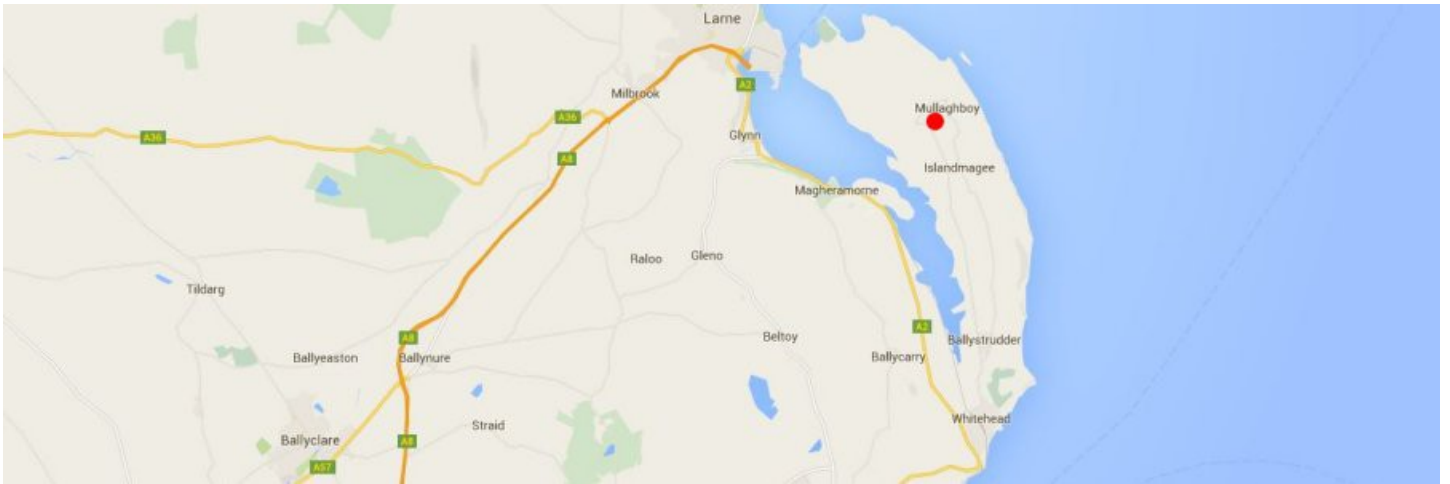
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LOCATION

From Whitehead, travel out the B150 Ballystrudder Rd, continue along until the mini roundabout and turn right onto Reids Rd. At junction of The Rinkha, turn left onto Middle Rd. Continue along until road turns into Mullaghboy Rd. Pass café on your left and site is approx. 300 yards on right



VIEWING On Site

Co Agents Osborne King

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