

FOR SALE

Excellent Commercial Development Opportunity c. 5 Acres (2 Hectares)
With Planning Granted for 20 Assisted Living Units
Lands at Belfast Road, Newtownards, Co. Down BT23 4TJ



LOCATION

The development opportunity is located on the Belfast Road, Newtownards adjacent to Kiltonga Industrial Estate and on the edge of the town centre. Newtownards is located approximately 12 miles (20 km) east of Belfast and has a district population of c. 70,000. Neighbouring occupiers include the Former Kiltonga Leisure Centre occupied by the Excel Dance Studio, Downtown Radio, Pattons Bakery and Pritchitts (Lakeland Dairies)

DESCRIPTION

The development opportunity is located on the southern side of the Belfast Road and to the east of Milecross Road. The site occupies a good prominent position with roadside frontage and is accessed via the entrance road to the existing Kiltonga Industrial Estate.

Planning was granted in September 2019 for 20 Assisted Living Units.

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SITE AREA

Net Development Site Area c.5 acres (2 hectares).

PLANNING

The subject land is located within the development limit of Ards and Down Area Plan 2015. The site is zoned for Industrial (Site NS 32).

The site currently has planning permission for the erection of a 60 bed residential nursing home which was approved in September 2012. Please refer to Application No: X/2011/0347/F.

In addition the site has planning permission passed for a Boutique Hotel.

Please refer to Application No: x/2003/1417/RM

Both applications are live as foundations have been dug, witnessed and recorded by Building Control.

Full Planning Permission was also granted in September 2019 for 20 single storey retirement dwellings as part of the adjacent care home permission. Please refer to application no LA06/2018/0589f

OPPORTUNITY

The development opportunity would lend itself to one or a combination of :

- Care Home / Nursing Home
- Care Village / Assisted Living Development
- Hotel
- Industrial uses (subject to planning permission)

PRICE

Offers over £1m

TITLE

Freehold/Long Leasehold

VAT

All prices quoted are exclusive of, but may be liable to, VAT.

VIEWING

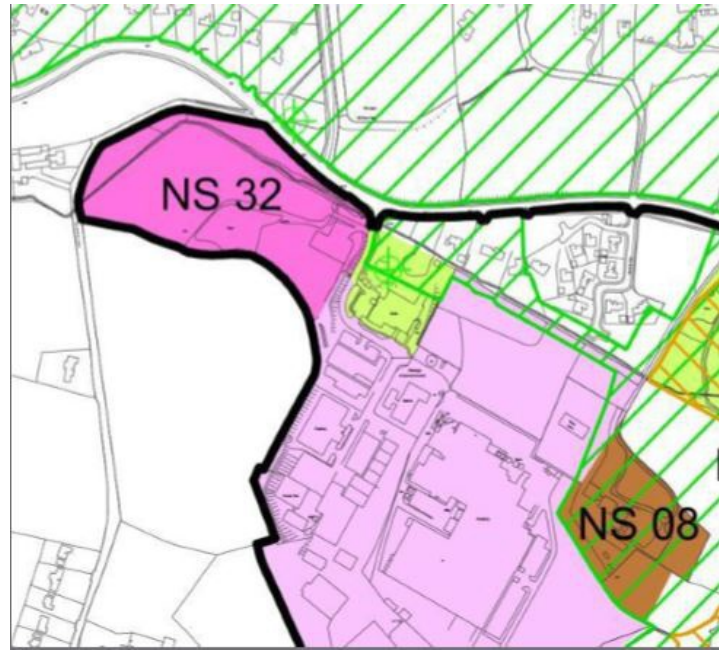
By appointment with Sole Agent 028 9042 4747



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