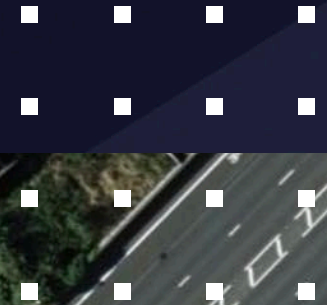


FOR SALE BY PRIVATE TREATY

617 Shore Road

Jordanstown, Newtownabbey, BT37 0ST

Prime development opportunity (subject to planning permission)



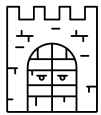
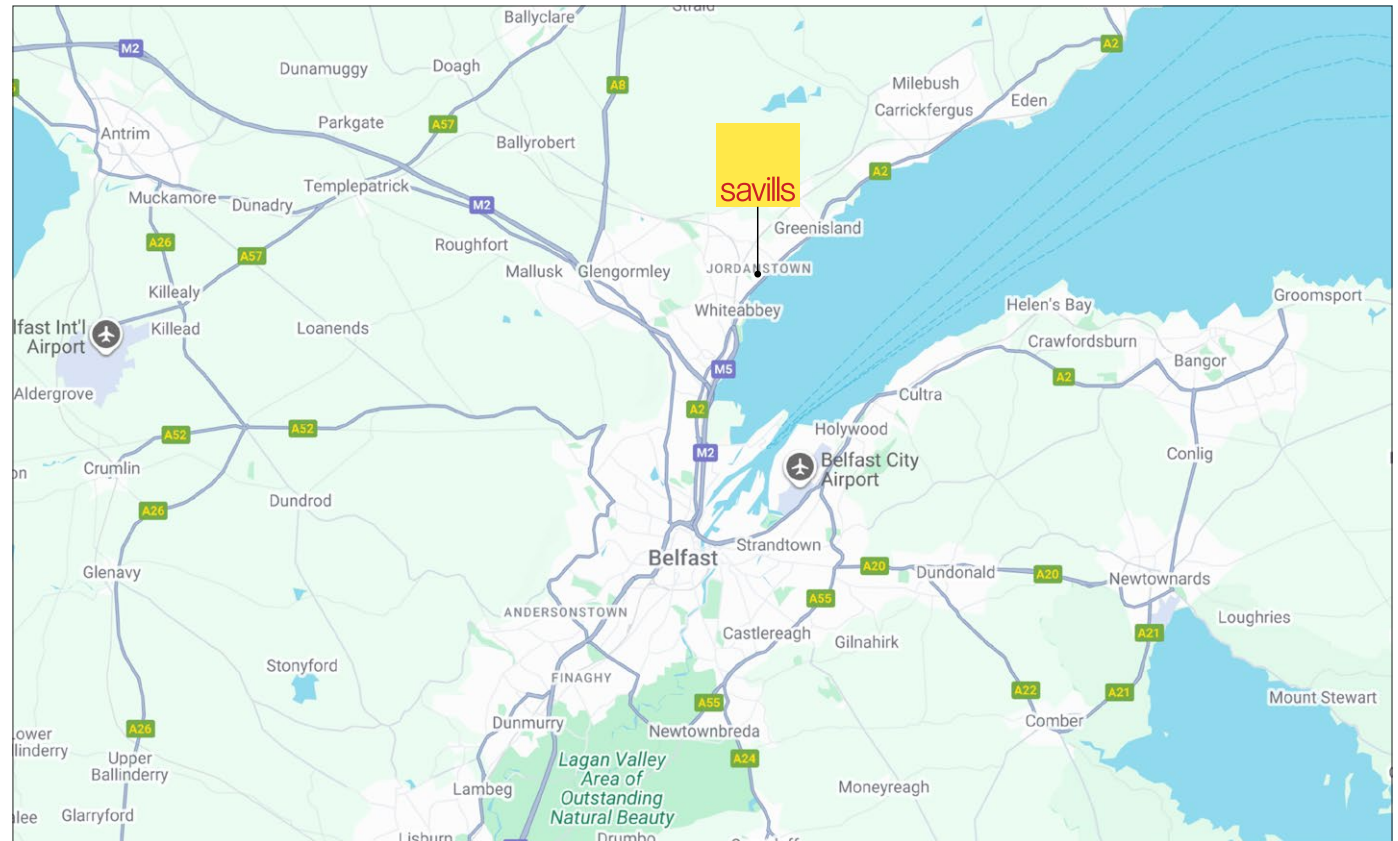
savills

Location

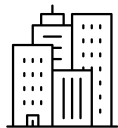
Jordanstown is a highly sought after area on the outskirts of North Belfast and is well connected to the city centre by a short 15-minute drive along the M2.

The proposed site occupies a prime position on the Shore Road with views overlooking Belfast Lough and the surrounding area is comprised of both commercial and residential properties.

The area benefits from strong public transport links providing access to surrounding towns and Belfast city centre.



Carrickfergus
5.5 miles



Belfast
4 miles



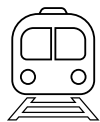
Loughshore Park
0.6 miles



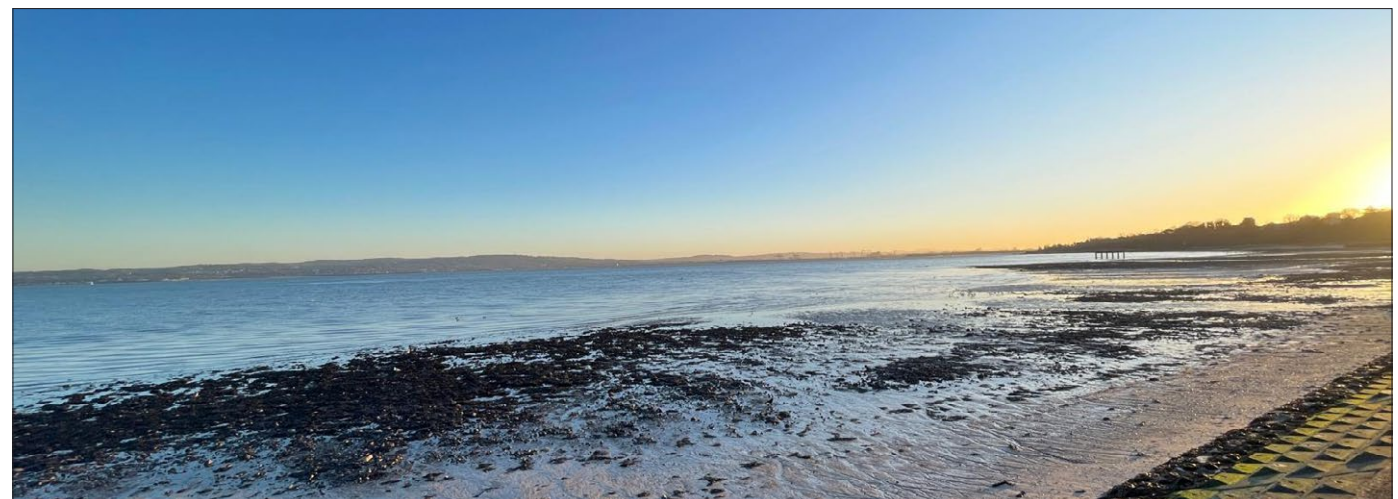
Sports Centre
1.5 miles



Bus Stop
1 mile



Train Station
0.7 miles



Description

The site extends to 0.2 acres and previously benefited from full planning permission for the erection of 9 no. apartments across 3 floors with an additional enclosed car park on the ground floor.

The site can be accessed directly off the Shore Road and permission was also granted for the demolition of No. 617 & 619 Shore Road to provide new access.

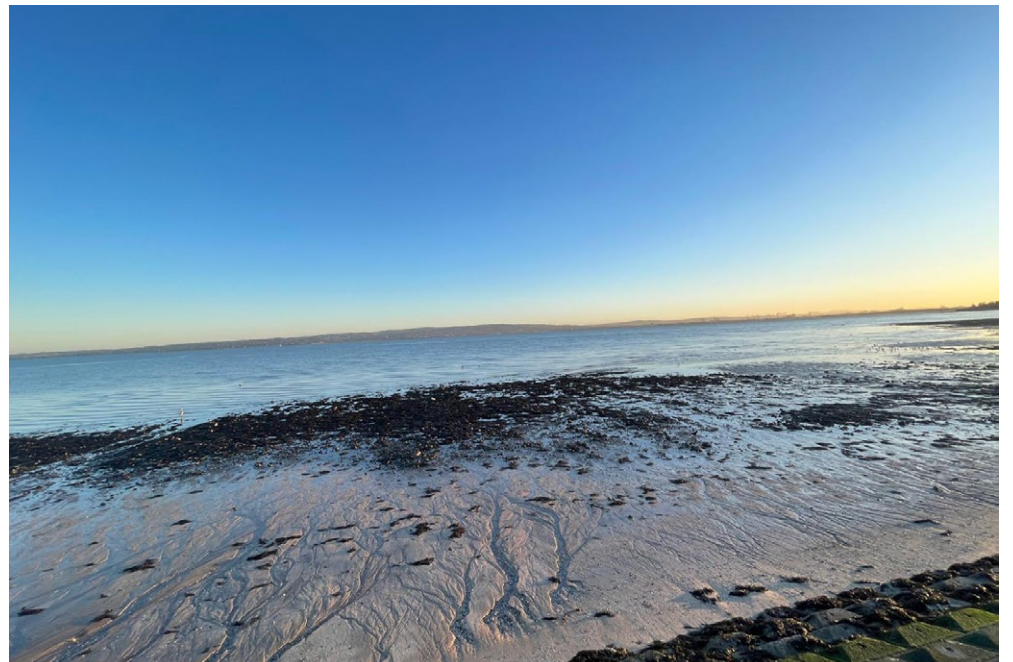
Planning

Lapsed planning permission details are available under reference U/2006/0612/F for:

“Erection of 9 No. apartments on 3 no. floors with associated enclosed car park on ground level. Demolition of No. 617 & 619 Shore Road to provide new access, parking and landscaped areas”.

Further details can be provided upon request.





General remarks

TITLE

We assume the property is held under long leasehold title.

VIEWINGS

Viewings are strictly by appointment and to be arranged with sole agent, Savills Ireland.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

SALE PRICE

The property is being offered for sale with a guide price of £250,000 (Two Hundred and Fifty Thousand Pounds Sterling).

OFFERS

Offers are to be submitted to the selling agents, Mark Carron (mark.carron@savills.ie) and Faith Rodgers (faith.rodgers@savills.ie).

FINANCIAL GUARANTEE

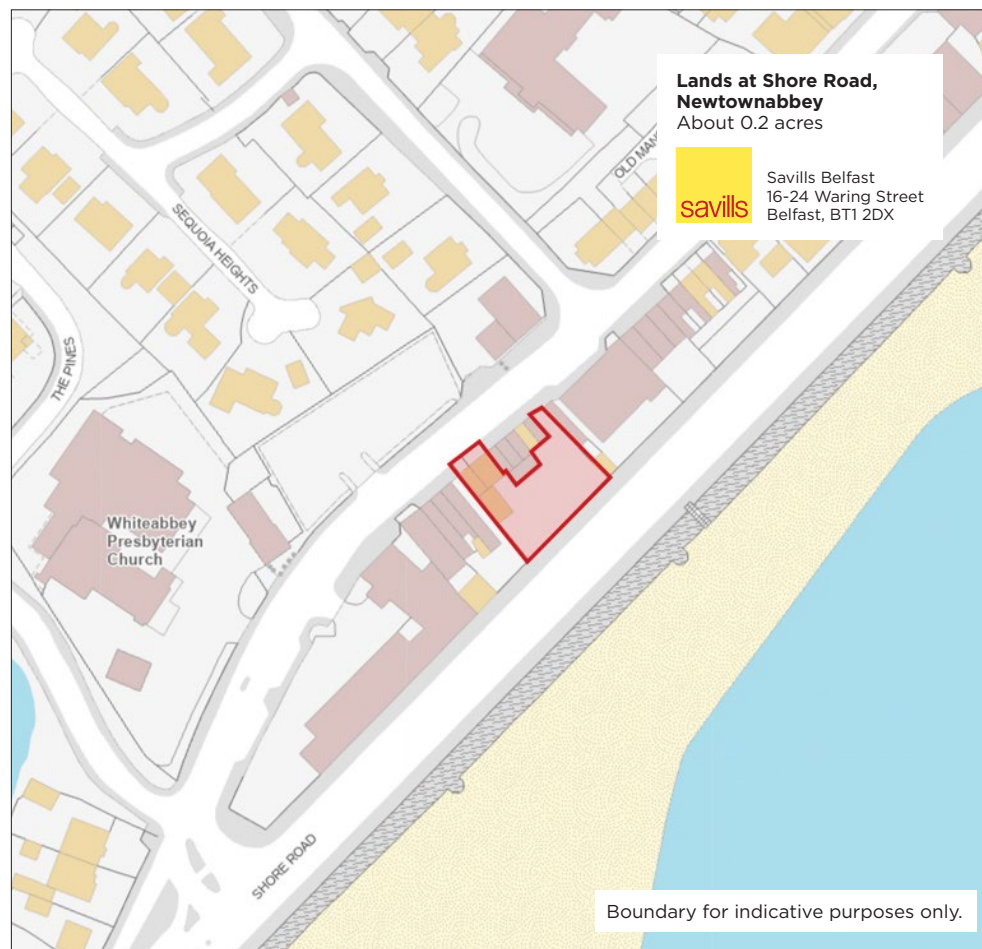
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



CONTACT

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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. Rents quoted in these particulars may be subject to VAT in addition.