

FOR SALE BY PRIVATE TREATY

Lands at 48-50 Main Street

Portrush, Co. Antrim

Superb Opportunity to Acquire a Cleared Development Site with Full Planning Permission for 10 no. Apartments and a Ground Floor Café



savills



LANDS AT 48-50 MAIN STREET, PORTRUSH

Portstewart 3.9 miles, Coleraine 7.3 miles, Ballycastle 18.7 miles, Derry/Londonderry 34.2 miles,
Belfast 60.3 miles

OPPORTUNITY TO ACQUIRE A CLEARED DEVELOPMENT SITE WITH FULL PLANNING PERMISSION

Attractive lot size of about 0.09 acres

Convenient access off Main Street and located in the centre of Portrush

Full planning permission for 10 no. apartments and a ground floor café under
planning ref LA01/2020/0173/F

Asking Price: £495,000 (Four Hundred & Ninety-Five Thousand Pounds Sterling)

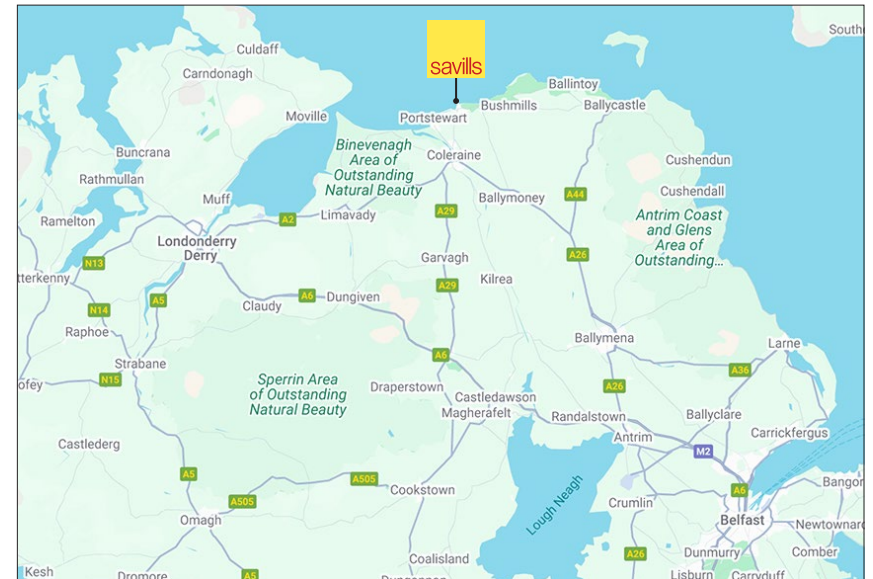
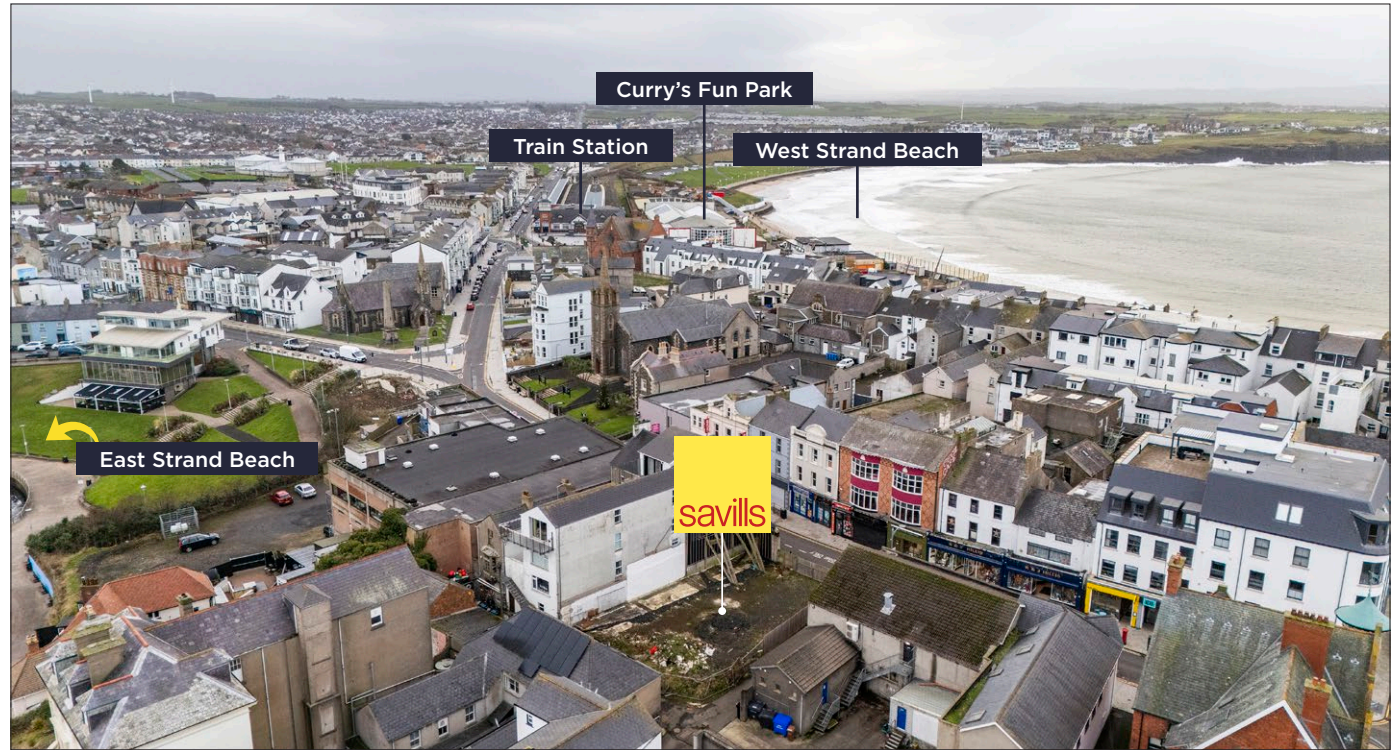
Location

Portrush is a vibrant seaside town on the north coast of County Antrim, renowned for its stunning beaches, dramatic coastal scenery, and rich maritime heritage.

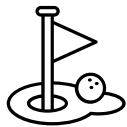
Originally a small fishing village, Portrush has grown into one of Northern Ireland's most popular tourist destinations, celebrated for its natural beauty and outdoor lifestyle. The town is home to the world-famous Royal Portrush Golf Club, host of The Open Championship, and offers a wealth of leisure activities including surfing, sailing, and coastal walks.

In recent years, Portrush has seen significant investment and regeneration, enhancing its appeal as a thriving hub for tourism and residential living. The town centre, just a short distance from the proposed development site, boasts a lively mix of cafés, restaurants, boutique shops, and traditional pubs, creating a welcoming and vibrant community atmosphere.

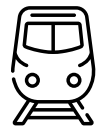
Portrush benefits from excellent transport links, with regular train and bus services connecting to Coleraine, Belfast, and beyond. Education is well provided for, with local primary schools such as Portrush Primary School and nearby secondary options including Coleraine Grammar School and Dominican College.



Belfast
60.3 miles



Royal Portrush
Golf Club
1.7 miles



Train Station
0.6 miles



Lidl Store
1.4 miles



Boundary for indicative purposes only.

Description

This is a fantastic opportunity to acquire a cleared development site with full planning permission in a stunning coastal location.

The site extends to about 0.09 acres and benefits from planning consent for a residential scheme comprising 10 apartments and a ground floor café, offering an attractive mix of living and leisure space.

The proposed development enjoys direct access via Main Street and is surrounded by established residential and commercial properties, enhancing its appeal and connectivity within the heart of Portrush.

Current plans provide pedestrian access to the ground floor commercial space from Main Street, with separate pedestrian access to the apartments via the left hand side of the property, ensuring convenience and privacy for residents.

The layout of the proposed development is illustrated in the accompanying plans.

Planning

Planning permission is available under reference LA01/2020/0173/F for:

“Proposed development of 10 no. apartments and ground floor café.”

Further details are available upon request.

Prime mixed use development opportunity in Portrush, a thriving and well-connected coastal town



Proposed Front and Side Elevation



For illustration purposes only.

Floorplans



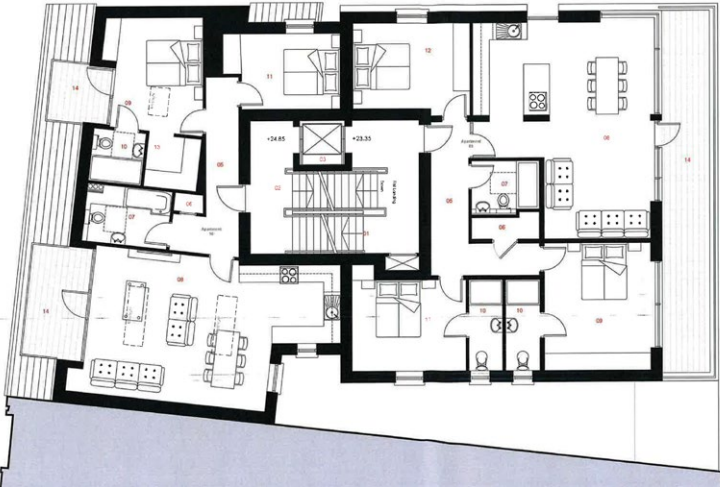
GROUND



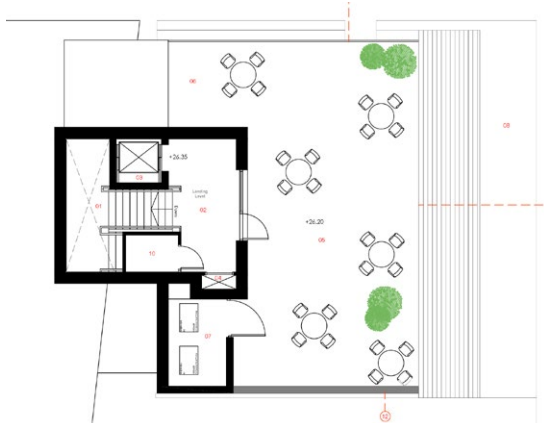
FIRST



SECOND



THIRD



FOURTH

For illustration purposes only.

General remarks

TITLE

We assume the property is held under freehold 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 for £495,000 (Four Hundred & Ninety-Five Thousand Pounds Sterling).

OFFERS

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie) & Alex Pelan (alex.pelan@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.

SOLICITORS

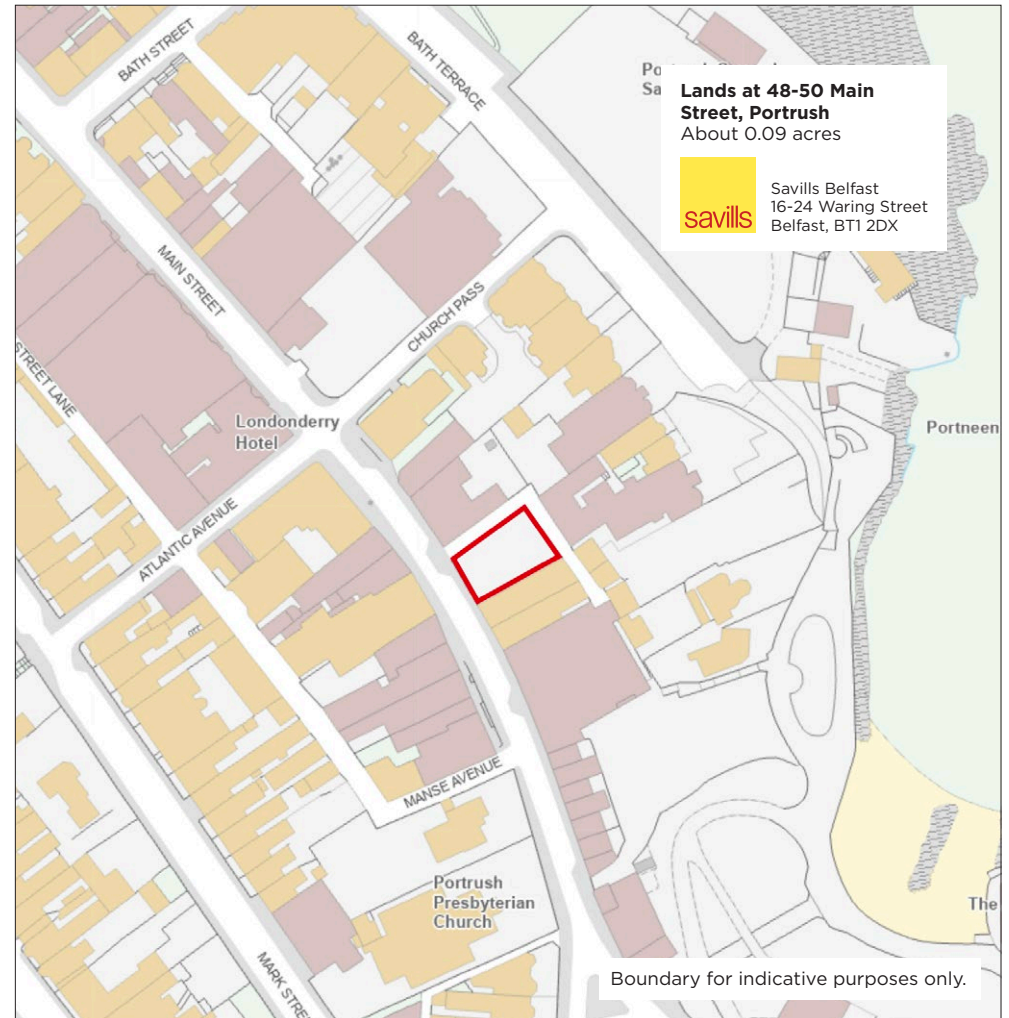
David McDonnell
Email: David.McDonnell@DavidsonMcDonnell.com
Tel: 028 9099 8211

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

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