

## **Site At, 48 Circular Road, Jordanstown, BT37 0RG**

**For Sale**  
Offers Over  
**£599,950**

A rare opportunity to acquire a superb development site with full planning permission for three properties — one replacement dwelling and two additional. Accessed from the prestigious Circular Road in Jordanstown, this exclusive site is set back from the main road in one of the area's most sought-after addresses. The approved scheme will create a small, elite development of three fine homes, each offering privacy and individuality in a prime residential setting. Opportunities to purchase land ready for immediate development are exceptionally scarce, particularly in such a desirable and established location. This site presents an ideal proposition for developers or private clients wishing to create bespoke homes in an area renowned for its quality housing, excellent schools, coastal walks, and convenient access to Belfast. A truly exceptional offering in a first-class setting.



**T: 028 9080 0000**

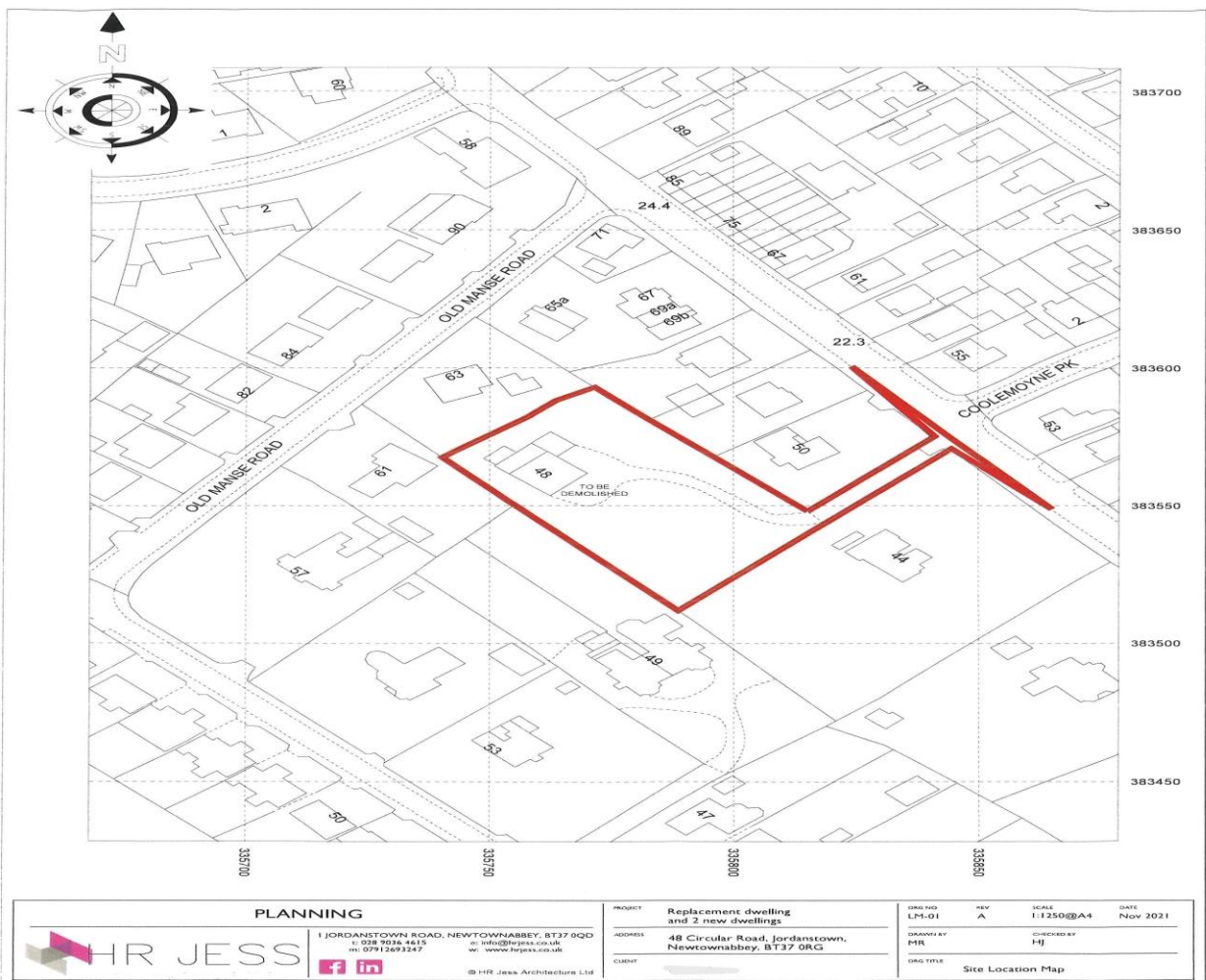








- Development/ building sites with planning permission for 3 properties
- (One replacement dwelling and 2 new dwellings)
- 1x Detached property approximately 3000 sq ft and 2x detached property approximately 2400+ garages
- Planning reference
- Access from Circular Road, Jordantown
- Prime location in one of Jordantown's most prestigious addresses
- Appeal reference 2022/A0205 (24th December 2024)
- Application reference LA03/2021/0237/F



The history of the site includes an appeal against refusal, which was upheld in December 2024 (copy available on request). Sheehy Consultancy, Environmental Engineer, has noted that a requirement for the installation of two septic tanks has not been included in the Appeal Commission's full request.

NI Water have confirmed by email that as long as the planning permission given under the appeals commission is in force (10 years) no waste water impact assessment is required.

NI Water have also confirmed storm from the proposed redevelopment may be discharged subject to conditions (copy of letter available on request). A report from Sheehy Consulting including the NI water flow calculations can be provided.

Please email: [barrie@mcmillanmcclure.com](mailto:barrie@mcmillanmcclure.com) to request an email with all relevant documents we hold on file.



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