

**RODGERS
&
BROWNE**

Redevelopment Opportunity @
52 Church Road, Helens Bay, BT19 1TP

offers over £350,000



The Agent's Perspective...

"A rare opportunity to purchase a derelict detached bungalow set on c. 0.20 acre, the site could be adapted for either a replacement dwelling or a pair of modern semi detached homes (subject to the relevant permissions).

There are views of Helens Bay Golf Club, towards the Irish Sea and is situated only minutes from the beach, coastal walks and the train station in the Square.

In all a superb opportunity to redevelop a prime site in a much admired and sought after setting"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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The facts you need to know...

Description of Land: The c. 0.2 acre site currently has a derelict detached Bungalow and matching detached single garage, the gardens and boundary hedges. The site would lend itself to a number of uses with either building a single house as a replacement home to that of a pair of semi detached homes (subject to the relevant permissions).

Planning: Currently there is no planning consent for the site.

Value Added Tax: The sale will not be subject to VAT.

Viewing: Viewing of the site can be done upon request. We regret that access to the Bungalow will not be permitted due to its current state.

Location: Situated at the foot of Church Road and only a minutes walk from Helens Bay Beach the site offers superb sea views of Helens Bay Golf Club to the Irish Sea. Access to the main arterial routes linking Belfast are minutes away with direct access to Belfast via rail.



For identification purposes only. Not to scale.

60mm 80mm 100mm 120mm 140mm 160mm 180mm 200mm 220mm 240mm 260mm



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