



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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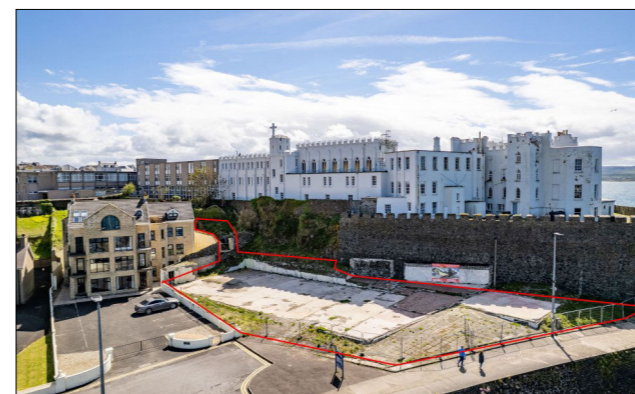
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PORTSTEWART

Site at 22 The Crescent

BT55 7AB

Offers Over £1,495,000



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Exceptional Waterside Residential Development Opportunity—Adjoining 15 The Crescent, Portstewart. A rare opportunity to acquire a superb parcel of land in one of Portstewart’s most distinctive and sought-after waterside settings, adjoining 15 The Crescent and positioned close to the water’s edge. Extending to approximately 0.13 hectares, the site benefits from a highly attractive planning context under Housing Zoning PTH 45. The zoning identifies the land for residential development within a density range of 80 to 120 dwellings per hectare, providing clear potential for a carefully designed housing scheme in this exceptional coastal location. The key site requirements recognise the sensitivity and importance of the setting, with development to be no greater than two storeys in height and limited to the footprint of the main building. This is intended to ensure that important views of Dominican College, the castellated walls and the surrounding headland are respected and preserved. Access to the site is to be taken from The Crescent, further supporting a considered residential layout that responds appropriately to the character of the area. This is a genuinely rare opportunity to secure a compact but highly valuable development site in a prime Portstewart location, offering the potential for an exclusive residential scheme in an area where opportunities of this nature are seldom available.

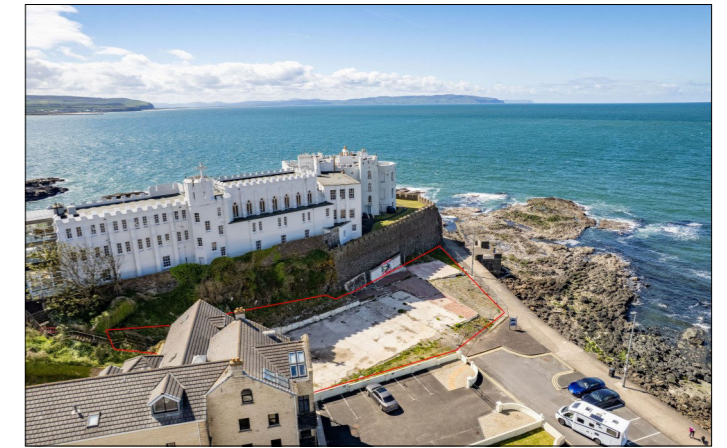
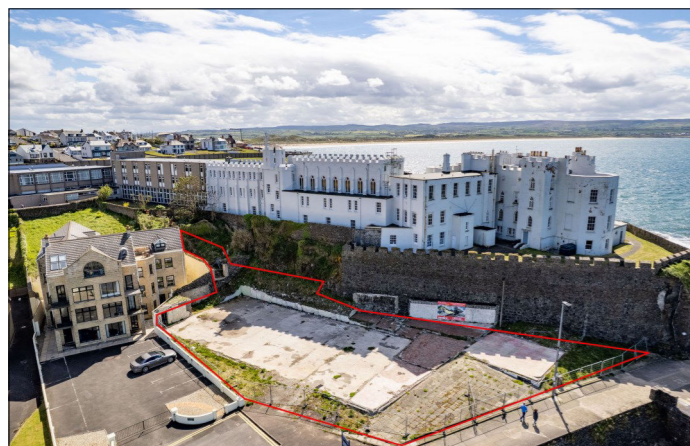
Approaching Portstewart from either Coleraine or Portrush, proceed onto the town's Promenade. Take a right into the Crescent at the Town Hall and 22 The Crescent will be the last site on your left hand side after the Star of the Sea Chapel.

SPECIAL FEATURES:

- ** Superb Waterside Development Opportunity In Portstewart
- ** Adjoining 15 The Crescent
- ** Site Area Approximately 0.13 Hectares
- ** Housing Zoning PTH 45
- ** Residential Density Range Of 80 To 120 Dwellings Per Hectare
- ** Development Not To Exceed Two Storeys
- ** Design To Respect Views Of Dominican College, Castellated Walls And The Headland
- ** Access From The Crescent
- ** Highly Desirable Coastal Setting With Strong Residential Appeal

This site offers an outstanding opportunity for developers, investors or private buyers seeking a distinctive residential project in one of Portstewart’s most appealing locations.

****Red lines are approximates****



HOUSING ZONING PTH 45
Adjoining 15 The Crescent (0.13 ha.)

Key Site Requirements

1. Development shall be within the range of 80 to 120 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than two storeys in height and shall be limited to the footprint of the main building to ensure important views of Dominican College, castellated walls and its headland are respected.
3. The access to the site shall be from The Crescent.

HOUSING ZONING PTH 46



