



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

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ARMSTRONG GORDON



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PORTRUSH

Parcel of land to rear of 16-40 Portstewart Road

BT56 8EU

Offers Over £250,000

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Armstrong Gordon are delighted to offer a rare opportunity to acquire a parcel of land extending to approximately 0.47 acres in a highly sought-after location to the rear of 16–40 Portstewart Road, Portrush.

This site is identified as brown land under Policy PHH 33 in the Northern Area Plan, offering excellent potential in one of Portrush's most desirable and well-established areas. Ideally positioned close to West Strand Road, the land benefits from a prime setting within easy reach of the town centre, local amenities, and the area's renowned coastline.

The site's superb location, together with its planning context and accessibility, makes it an attractive proposition for developers, investors, or parties seeking a strategic landholding in a thriving North Coast destination.

Travelling into Portrush on the main Coleraine Road there is a roundabout at the police station. Turn left and go past the arch to the beach. The subject site is located on the right hand side accessed via a laneway to the right hand side of the church.

ACCOMMODATION COMPRISES:

SPECIAL FEATURES:

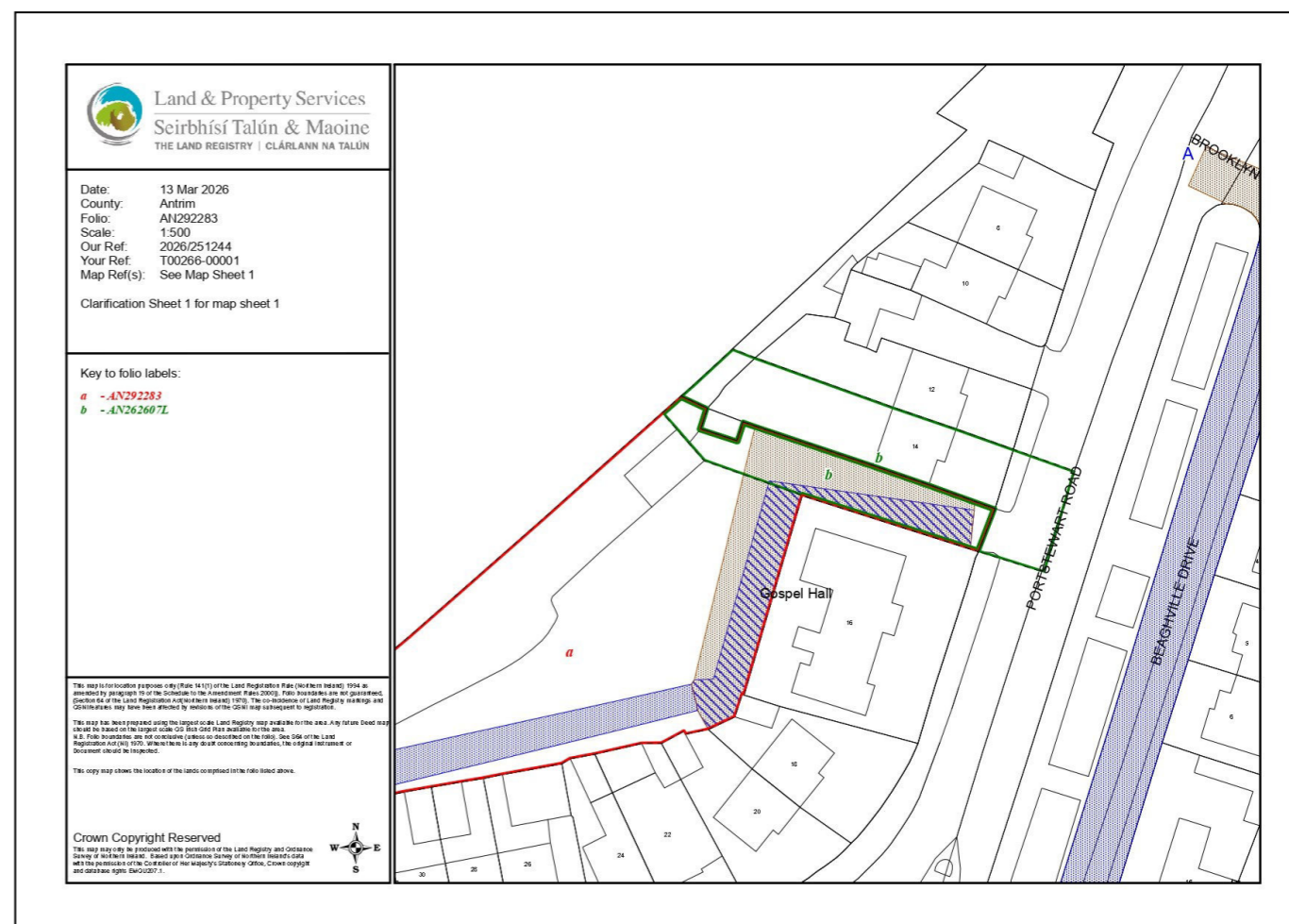
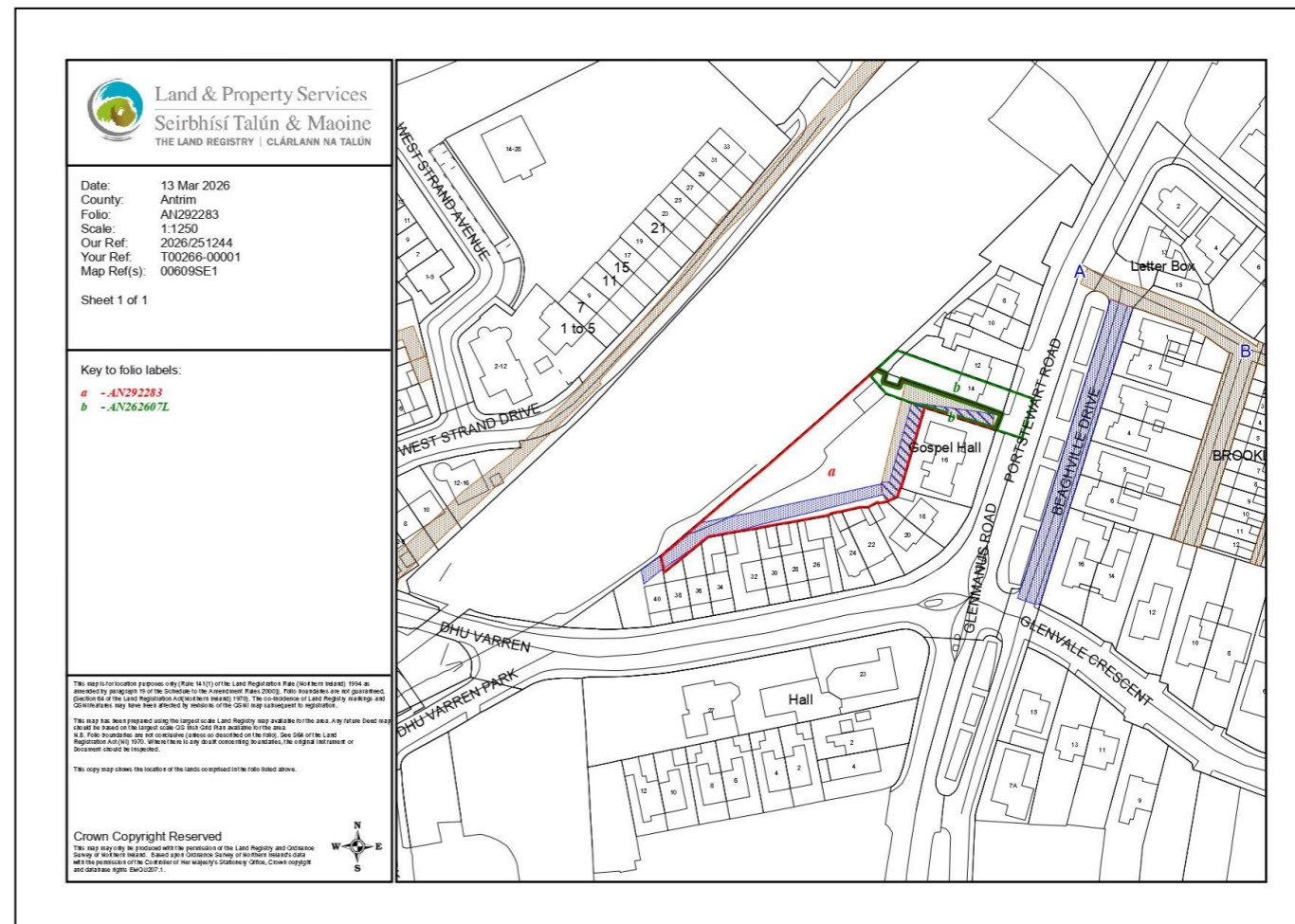
- ** Freehold Title For Sale AN292283
- ** Zoned As Brown Building Land Under Policy PHH33 In The Northern Area Plan
- ** Lands Extend To 0.47 Acres Plus Right Of Way Area
- ** New Properties Note To Be Over Three Storey In Height Is Stipulation in PHH33
- ** All Existing Vehicle Rights Of Way For Existing Residents & Church To Be Left Open For Them

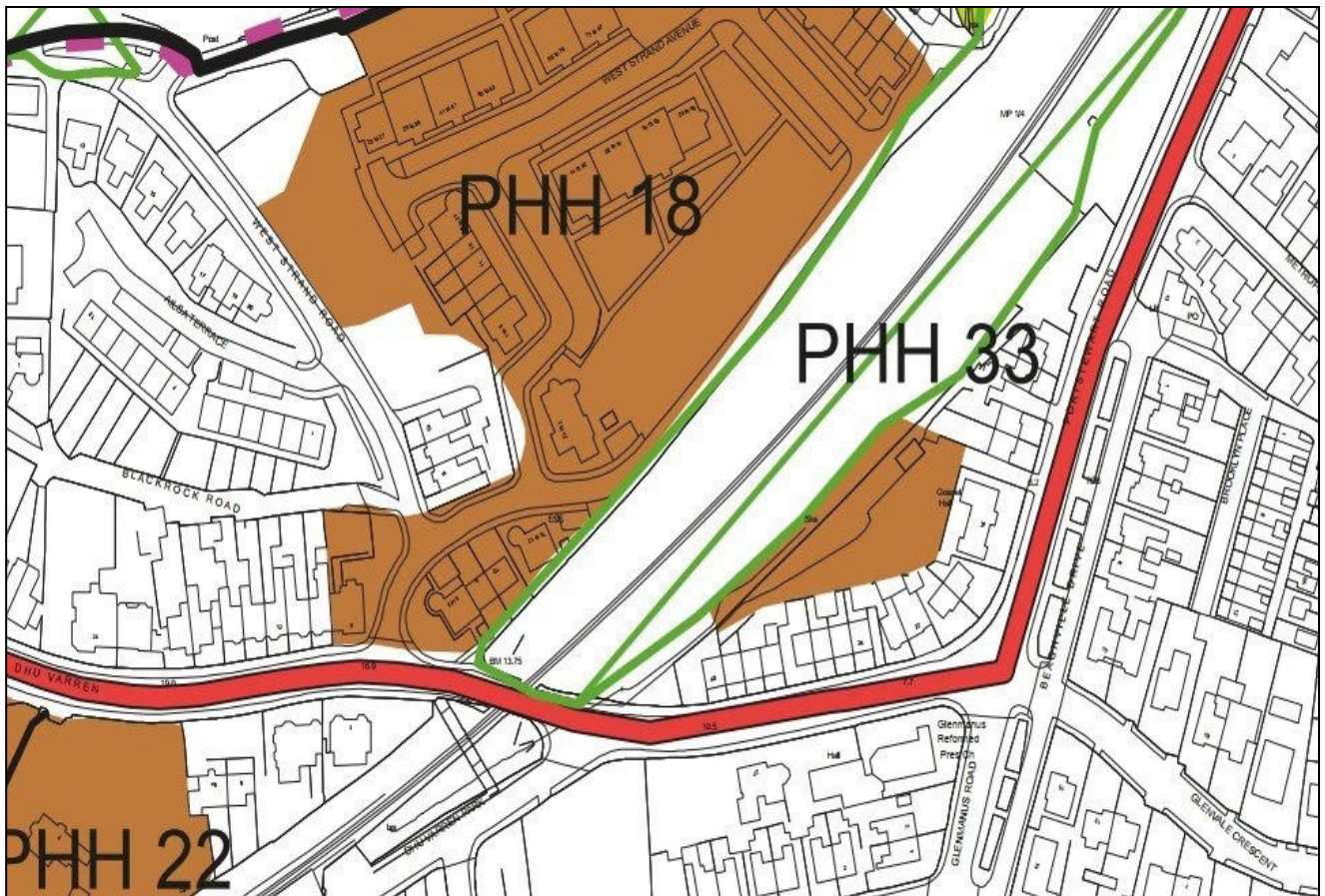
TENURE:

Freehold

CAPITAL VALUE:

Not Assessed





HOUSING ZONING PHH 33

Rear of 16-40 Portstewart Road (0.19 ha.)

Key Site Requirements

1. Development shall be within the range of 25 to 35 dwellings per hectare, to ensure the character of the area is maintained.
2. Development shall not be greater than three storeys in height to ensure the character of the area is respected.