



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



ARMSTRONG
GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



GLENARM

Two Detached Building Plots To Rear
Of 14-18 Toberwine Street

BT44 0AA

Offers Over £99,500

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are delighted to present for sale two exceptional detached building sites, ideally situated within close proximity to Glenarm Marina, the seafront and the renowned Glenarm Castle and forest. Each site boasts full planning permission, together with the benefit of private parking and landscaped garden areas, offering an excellent opportunity to create a bespoke home in this historic coastal setting.

Glenarm is a charming village in County Antrim, located along the scenic A2 coastal route which stretches from Ballycastle in the north to Larne in the south. On entering the village, cross the Glenarm River Bridge and take the first exit at the roundabout onto Toberwine Street. The sites are immediately on the left, positioned behind the Moonwater Crystal Shop. Alternatively, they can be accessed from the coast road via Castleview, turning right into Altmore Walk.

ACCOMMODATION COMPRISES:

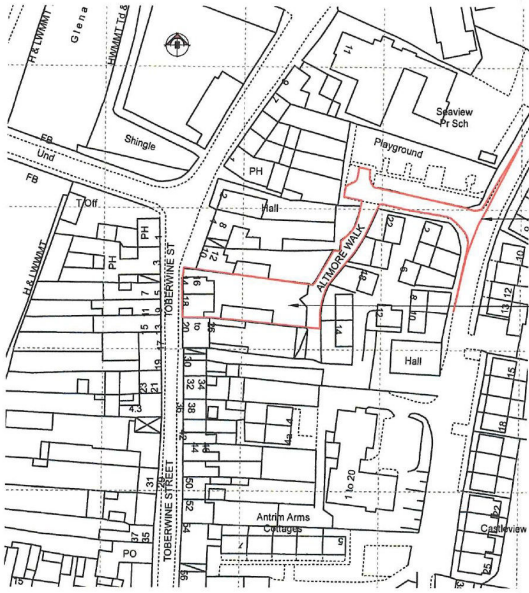
SPECIAL FEATURES:

- ** Planning Permission Valid To 18th July 2027 (Ref: LA02/2021/1163/F)
- ** Superb Contemporary Design Passed With Dressing Room, Office, Bedrooms & Sun Room Area
- ** Full Plans Available From Agent
- ** Situated Within Short Walk Of Glenarm Castle, Marina & Glenarm Forest Park
- ** 300 Acre Glenarm Forest Park

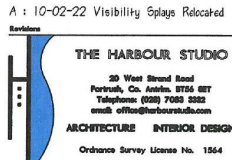
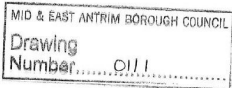
TENURE:

Freehold

LOCATION PLAN



Location Plan



Project: Proposed 2 No. Dwellings At Rear of Refurbishment Of 14-16 Toberwine Street, Glenarm

Client: Portrush Lofts Ltd & Blue Giraffe

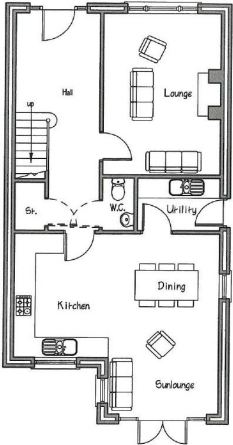
Drawing Title: Location Plan

Scale	Date
1:1250	Nov '21
Drawn By	Checked By
P. Mc A	
Drawn No.	
2111/01	

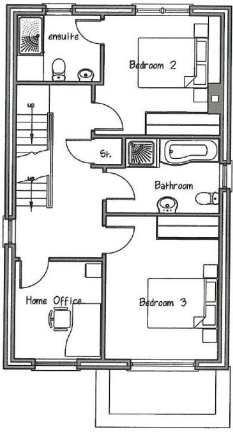
HOUSE A & B ELEVATIONS



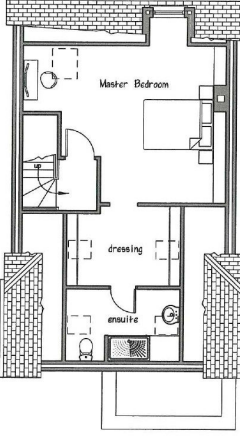
HOUSE B FLOOR PLANS



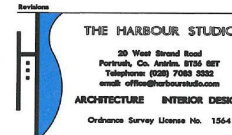
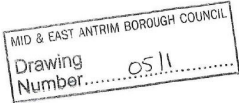
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Project: Proposed 2 No. Dwellings At Rear Of 14-16 Toberwine Street, Glenarm

Client: Portrush Lofts Ltd & Blue Giraffe

Drawing Title: Revised Proposed Floor Plans House B

Scale	Date
1:100	Apr'22
Drawn By	Checked By
P. Mc A	
Drawn No.	
2111/12	

Access Gradient
Gradient Of The Access Shall Not Exceed 1:22.5 For The First 5 Metres Outside The Road Boundary, i.e. From The Edge Of Carriageway Where Access Crosses Footpath, Then Gradient Shall Be Reduced (2%) Max. And 1:40 Min. And Shall Be Formed To Ensure There Is No Abrupt Change Of Slope Along The Footpath.
Access 1
Minimum Access Width Shall Be 3.2m
Minimum Lane Width Shall Be 3.2m

Drainage
Drainage Shall Be Provided Where Necessary To Prevent Water From The Access Parking Area The Public Road. Similarly The Existing Road Drainage Shall Be Accommodated Where Appropriate And Measures Shall Be Taken To Prevent Road Surface Water From Flowing Onto The Access.
Any Open Drains In The Road Verge Shall Be Piped To The Satisfaction Of DfI Roads.
Open Drains Behind The Fence / Hedge Line Shall Be Piped To The Satisfaction Of DfI Roads.

Visibility Splay
Visibility Splay Of 20m/30m Shall Be Provided Before Any Other Work Commences On The Site. The Area Within The Visibility Splay Shall Be Cleared To Provide A Level Surface No Higher Than 220mm Above The Level Of The Adjacent Carriageway And Shall Be Retained And kept Clear Thereafter.
The Line Of Any New Fence Or Wall Shall Not Exceed Any Clear To The Edge Of The Public Road Then The Existing Fence Line. Any New Trees And Shrubs Shall Be Planted At Least 3.0 Metres Back From The Visibility Splay To Allow For Future Growth. All Existing Planting Shall Be kept To Avoid Reduced Visibility Splay.

Surface Specification For Driveway

Wearing Course
140mm 50% Class Gravel Wearing Course Module To A Compacted Depth Of 400mm BS 4984:1993 Part 1: Class 7.5 Table 23, 24 & 25, Category B Traffic

Basecourse
200mm 50% Class Basecourse Module To A Compacted Depth Of 100mm BS 4984:1993 Part 1: Class 8/7 Table 13 (B)

Road Base
600mm Natural Size Graded Rock To A Minimum Depth Of 225mm

Specification For Paving
125x125mm Hydraulically Pressed Red Besser Block To BS 7203.
400x125mm Grade C15/40 Concrete Kerb Base To BS 7203.
Bedded With Grade C15/40 Concrete To BS 7203.



MID & EAST ANTRIM BOROUGH COUNCIL
Drawing Number 0812



Legend:
Existing Level Shown Thus: +5.00
Proposed Level Shown Thus: +5.00

B: 07-04-22 House Plans Revised
A: 10-02-22 Shop Unit Retained

THE HARBOUR STUDIO
20 West Strand Road
Portsmouth, Co. Antrim, BT55 9ET
Telephone: (028) 7053 3332
email: office@theharbourstudio.com
ARCHITECTURE INTERIOR DESIGN
Ordinance Survey Licence No. 1564

Planning Act (NI) 2011
GRANTED
Subject to Conditions (if any)
As set out on
Decision form No. 154/2021/1163
Date 15.3.2021
Parish Lofts Ltd. & Blue Giraffe

Drawing Title

Proposed Site Layout

Scale	Date
1:200	Nov '21
Drawn By	Checked By
P. Mc A.	
Drawn No.	A B
2111/06	