

FOR SALE

5, 6 and 7 Governors Place, Carrickfergus, BT38 7BN
Final Phase Lands - Residential Development Site with FPP on c. 0.38 acres

Lisney

Features

- Fantastic location facing Carrickfergus castle, Marina & Belfast Lough
- Prominent site fronting main arterial road with bus routes and retail amenities nearby
- Site area – c. 0.38 acres
- Final phase lands with Planning permission for 14 apartments plus a ground floor retail unit

Location

Fronting Governors Place the subject property has magnificent views of Carrickfergus Castle and the Marina with Belfast Lough beyond. The immediate area is also benefitting from a multi-million pound investment currently going on in the town through the Townscape Heritage Initiative.

<https://www.midandeastantrim.gov.uk/business/urban-regeneration/carrickfergus-thi/what-is-the-thi-and-how-to-appl>

The area has a range of facilities including supermarket, restaurants, bars and cinema. Carrickfergus train station is nearby as is the bus stop and the marina is on the doorstep.

The finished properties could be suited to professionals or families seeking a place close to leading primary and grammar schools.

The subject also provides excellent access onto the new A2 dual carriageway servicing Belfast and the wider Motorway network, within 10 minutes' drive.



Description

The subject for sale comprises the final phase lands / phase 2 which is a cleared and level site of c. 0.38 acres with full planning permission for 14 apartments, a ground floor retail unit and additional car parking.

Please Note: Phase one has already been developed out and therefore the sale will include the common areas and the residual interest in the full development lands to include the Phase one lands.

Planning

Planning permission was granted on 4th November 2016 as per reference no. LA02/2015/0557/F

“Proposed phase two apartment development, consisting of 14no. new apartments and 1no. ground floor retail unit, with additional car parking and associated site works”

Please Note – Interested parties should satisfy themselves in regards to the planning permission.

Title

It is understood that the title is ‘Freehold Registered Lands’.

The sale will include the common areas and the residual interest in the full development lands to include the Phase one lands.

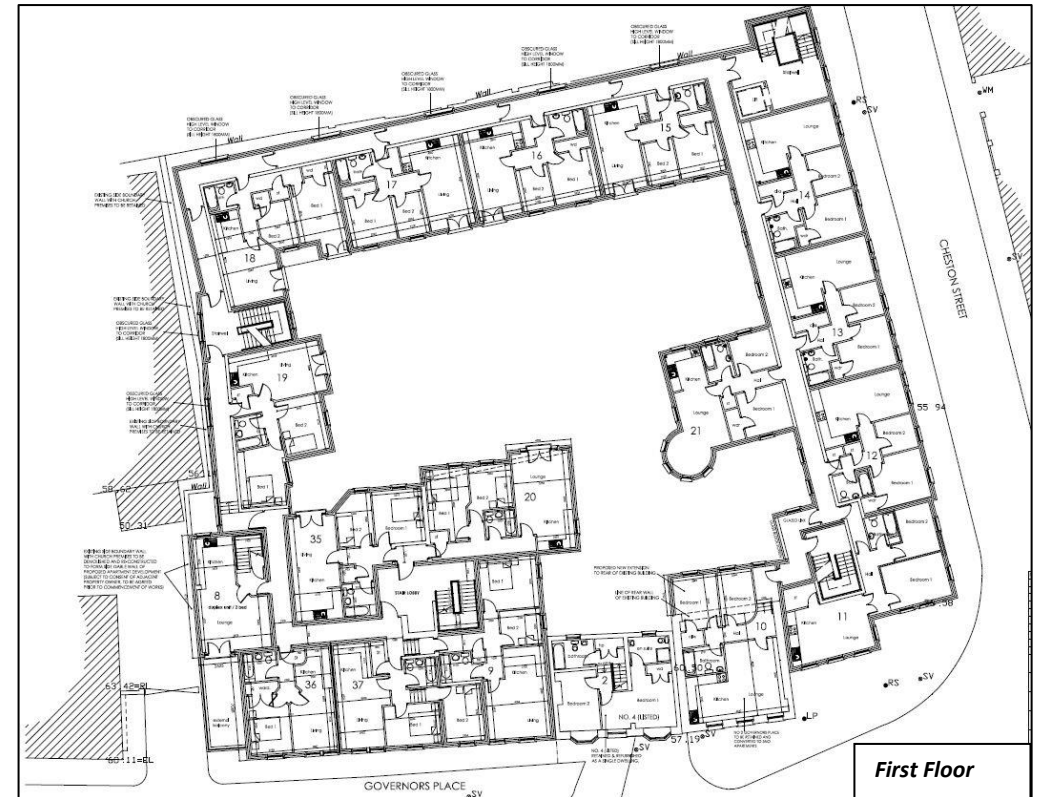
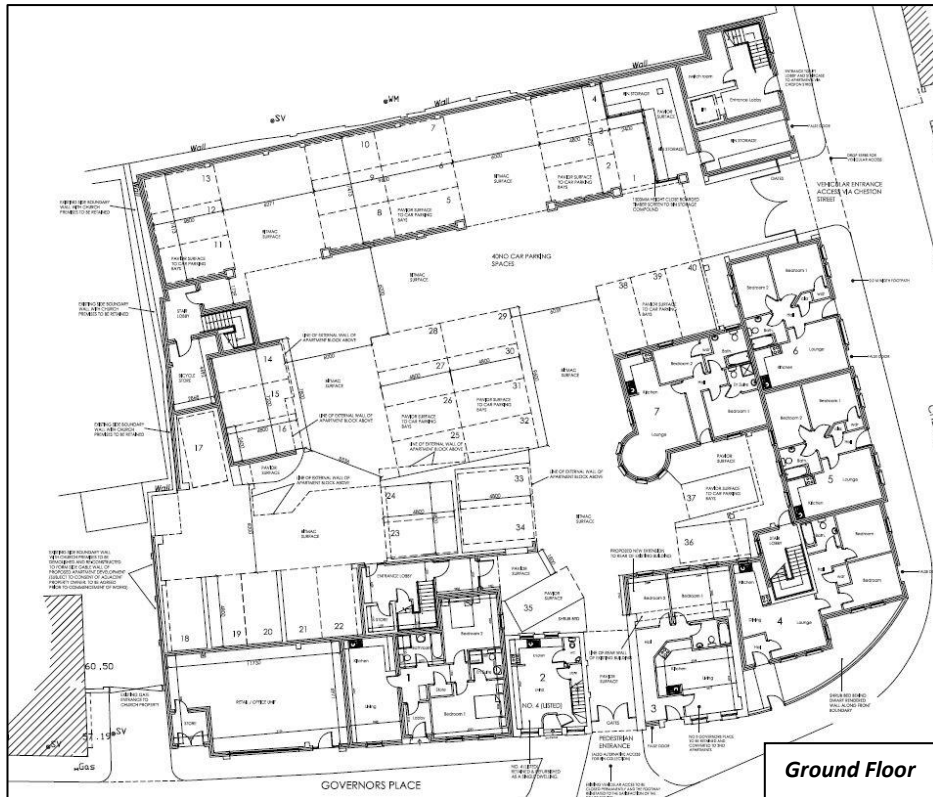
The common areas and the car parking spaces for the full development will need to be allocated and marked out by the purchaser.

The full development title will be made available to the purchaser to allow for the completion of the common areas, car parking and eventual transfer to the management company of all of the common areas.

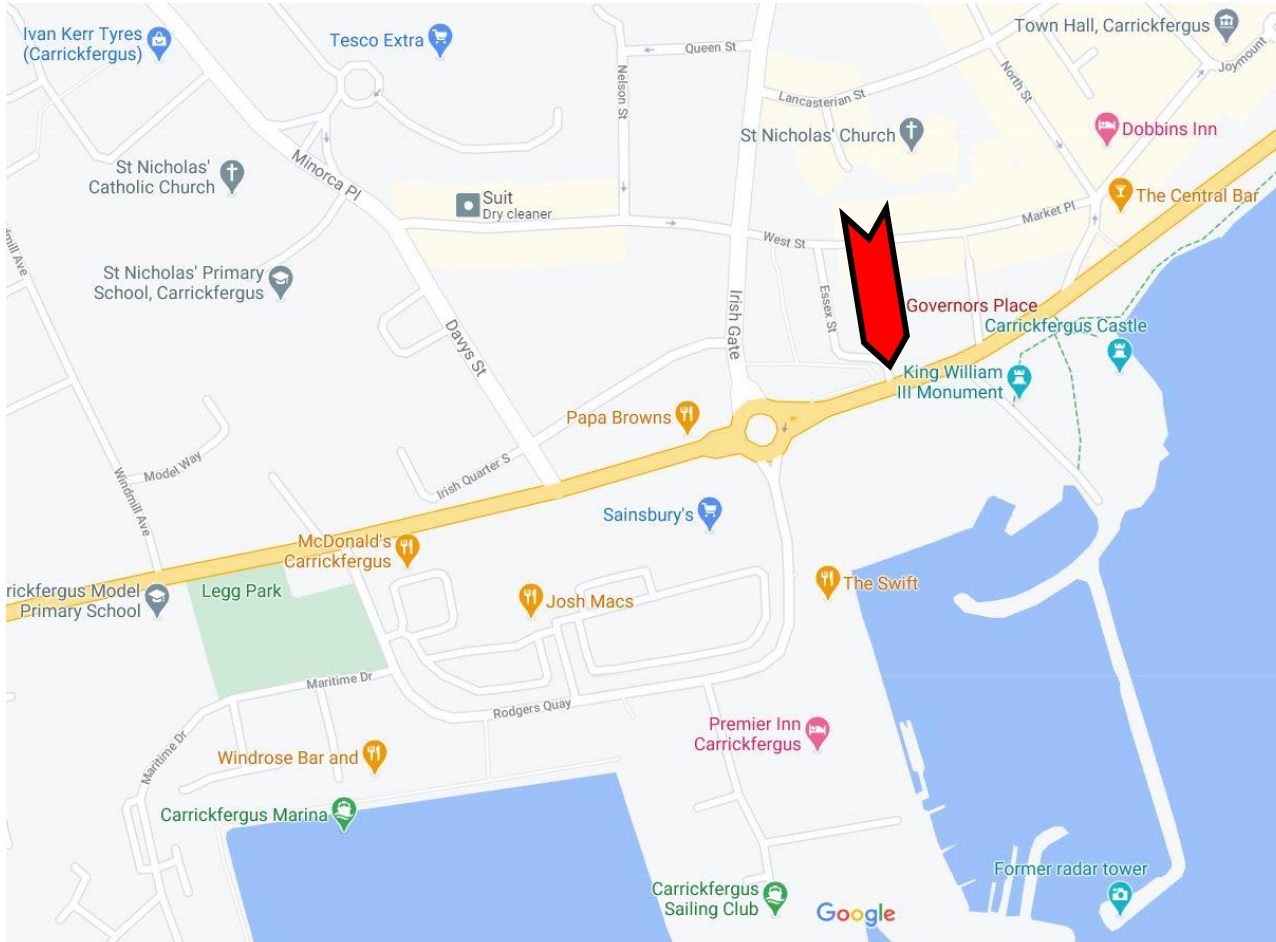


Proposed front elevation.

Floor plans



Please Note – The above floor plans show the entire development, but it is only phase 2 / the final phase lands that are for sale.



Asking Price

Offers invited over £325,000 exclusive

Stamp Duty

This will be the responsibility of the purchaser

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

The directors of Lisney for themselves and for the vendors or lesser of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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; (iii) no mperson in the employment of the Directors of Lisney has any authority to make or give and representation or warranty whatever in relation to the property.