

Lisney

FOR SALE:

Residential Development

Opportunity c. 3.4 Acres

**LANDS AT FORMER DEERPARK HOTEL, 71 DUBLIN ROAD,
MUCKAMORE, ANTRIM, BT41 4PN**

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CONTACT

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BRIEF

- Site of the former Deerpark Hotel
- Residential Development Opportunity
- Site of approximately 3.4 acres
- Expired planning permission for 39 dwellings
- Convenient location close to Antrim, Templepatrick, the M2 and M1



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LOCATION

The subject land is located on the Dublin Road in Antrim, just 1 mile south of Antrim Town and 17 miles northwest of Belfast.

The site benefits from excellent access to Antrim Town, the International Airport, M2 motorway and M1 motorway.

The land is situated on the very outskirts of Antrim Town, with the majority of the surrounding land in agricultural and forestry use.

A small hamlet of housing lies opposite the entrance to the site, and the Balloo Manor development is two fields to the North.

The site is accessed from the Dublin Road, via a hardcore lane leading to the site.

DESCRIPTION

The property comprises of cleared flat site of approximately 3.4 acres which was formerly occupied by the Deerpark Hotel.

The main part of the site is triangular in shape and is accessed via a private entrance from the Dublin Road.

The site is obstructed from view from the Dublin Road.

The site is part concreted, part hardcore and part foliage.

As the land has been vacant for a number of years, it has become quite overgrown. We are aware of Tree Protection Orders on a number of the trees.

SITE BOUNDARY



PLANNING

We understand the site falls within the development limit of Antrim under the most recent area plan.

Full Planning Permission was granted in 2008 and gave approval for the following:

'Residential Development comprising 19 apartments, 10 townhouses, 4 detached, 6 semi-detached & right hand turning lane on Dublin Road, & associated landscaping.', under planning application reference T/2006/0890/F.

This planning permission expired in May 2013 and as far as we are aware, no works have been undertaken to preserve the planning.

Interested parties are recommended to undertake their own due diligence in regards to the planning.

LOCATION MAP



ASKING PRICE

Offers are invited in the region of £625,000 excl.

TITLE

We understand the property is held freehold on a registered title.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

VAT

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

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