

Lisney

FOR SALE:

Development Opportunity On
Landmark Site Of c. 0.36 Acres

**FORMER CURRAN COURT HOTEL,
84 CURRAN ROAD, LARNE, BT40 1BU**

CONTACT

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BRIEF

- Outline planning permission for 20 no. two bed apartments.
- Site of c. 0.36 acres.
- Formerly the Curran Court Hotel.
- Extremely prominent and well known site in Larne.
- Overlooking Curran Park.



LOCATION

The property is situated in Larne, a coastal port town with a population of around 32,000 citizens. It is a vibrant commuter town located 12 miles north east of Carrickfergus and 22.4 miles north of Belfast.

The subject property is located on the corner of the Curran Road and Tower Road junction. The land is directly opposite Curran Park and enjoys pleasant views over the Park.

The site is occupied by the former Curran Court Hotel and is a well-known landmark site.

DESCRIPTION

The subject property comprises a site of c. 0.36 acres and benefits from prominent double frontage, with approximately 31 metres of frontage onto Curran Road and 43 metres of frontage onto Tower Road.

The land is a square shape and is of relatively flat topography, rising slightly from south to north.

The land is tarmacadam covered and bounded by walling and foliage.

The property on site now lies derelict and was vacated approximately 8 years ago. Previously works were started to strip the property from the inside.

The land to the east and west is in residential use with Curran Park to the south and Curran Fold, a fold development for over 55's, on the northern boundary of the land.

ACCOMMODATION

Land

0.36 acres

Property

All areas are approximate and have been measured from plans;

Ground floor	5,150 sq ft
First floor	2050 sq ft
Second floor	2,020 sq ft
Attic	1,200 sq ft

PLANNING

The site is zoned as whiteland within the Larne Settlement Development Limit, as defined by the Larne Area Plan 2010.

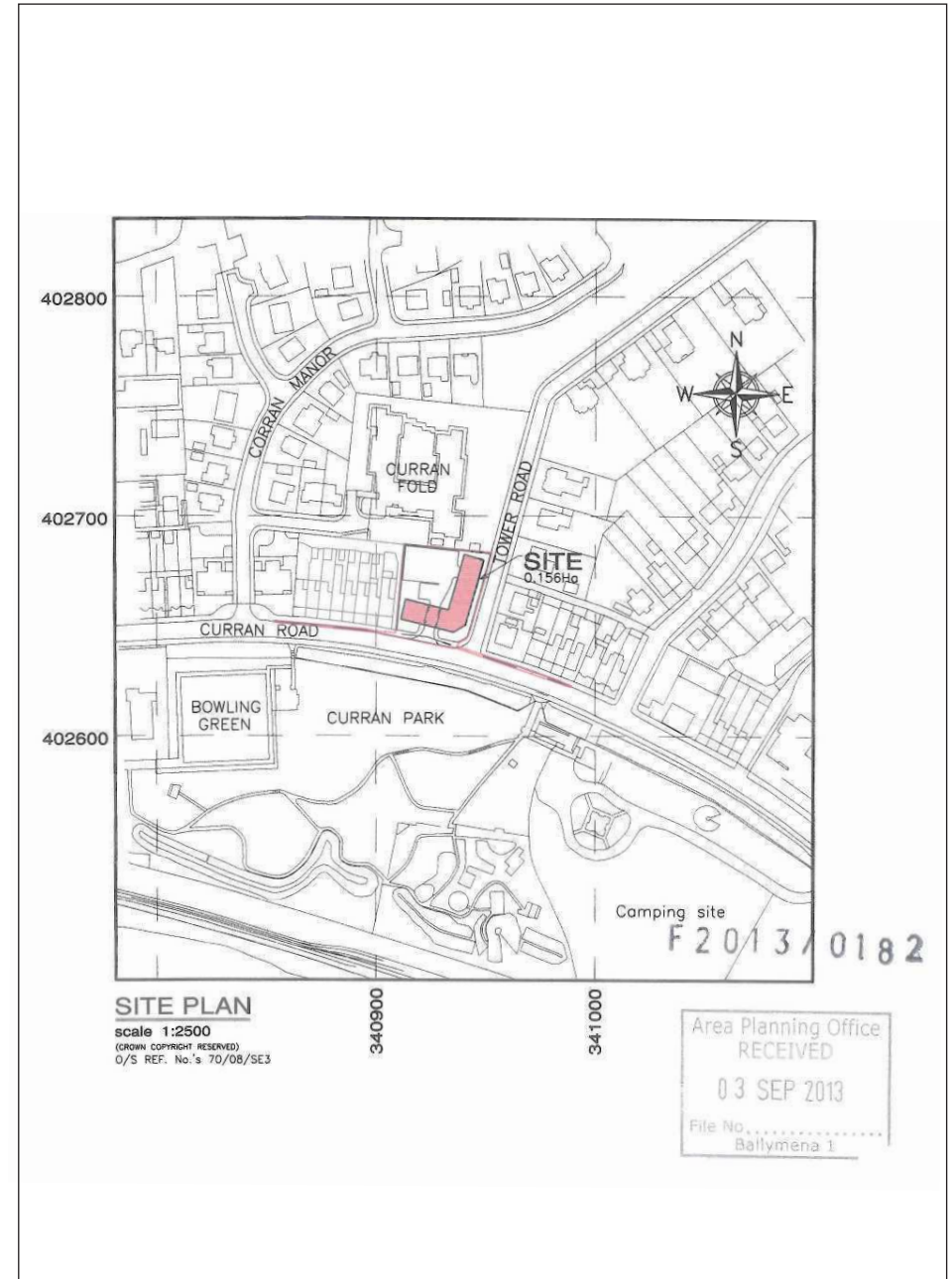
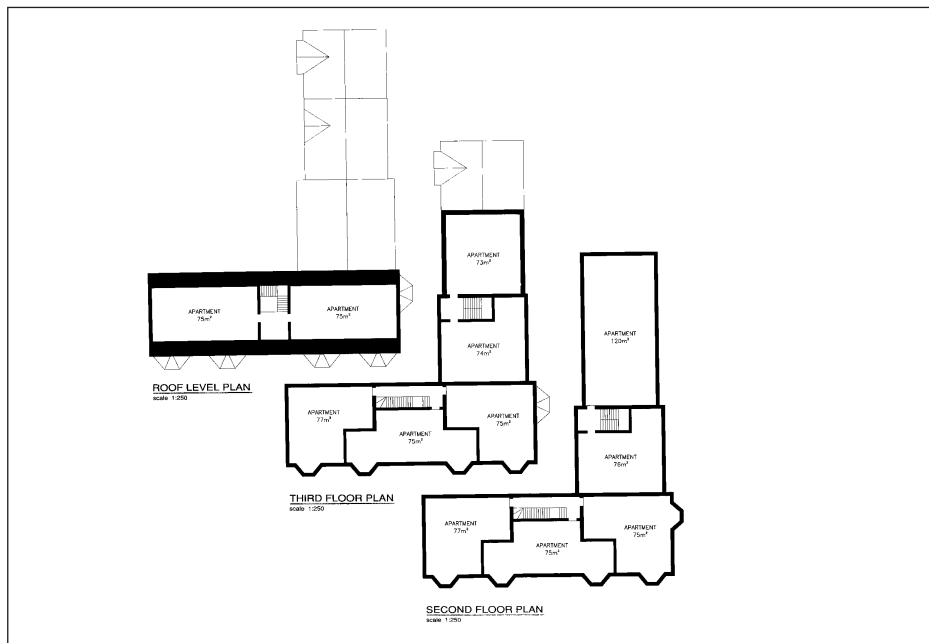
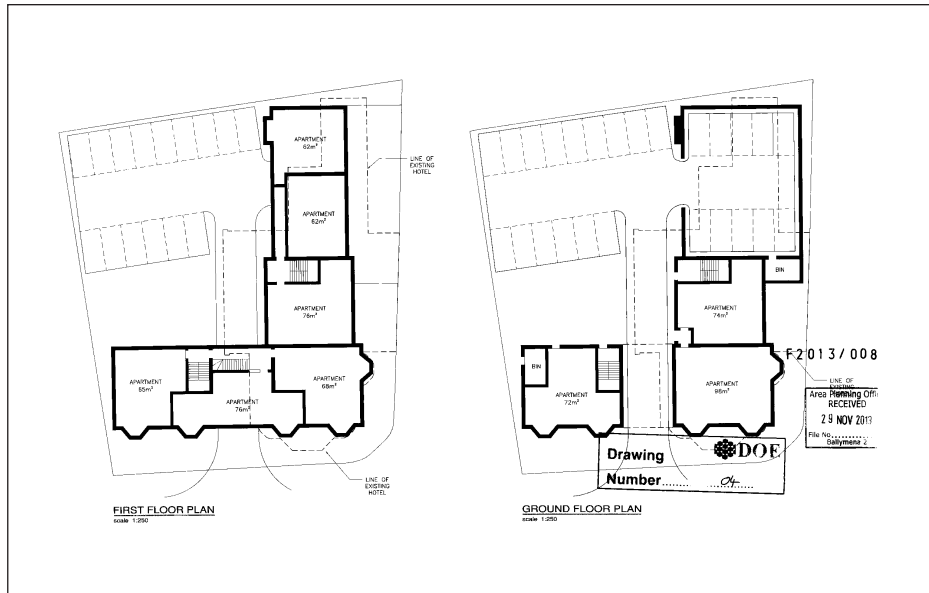
Outline Planning Permission was granted in April 2014 and gave approval for the following;

'Proposed demolition of existing hotel and construction of 20 no. 2 bedroom apartments with amenity storage and associated car parking (additional info received).'

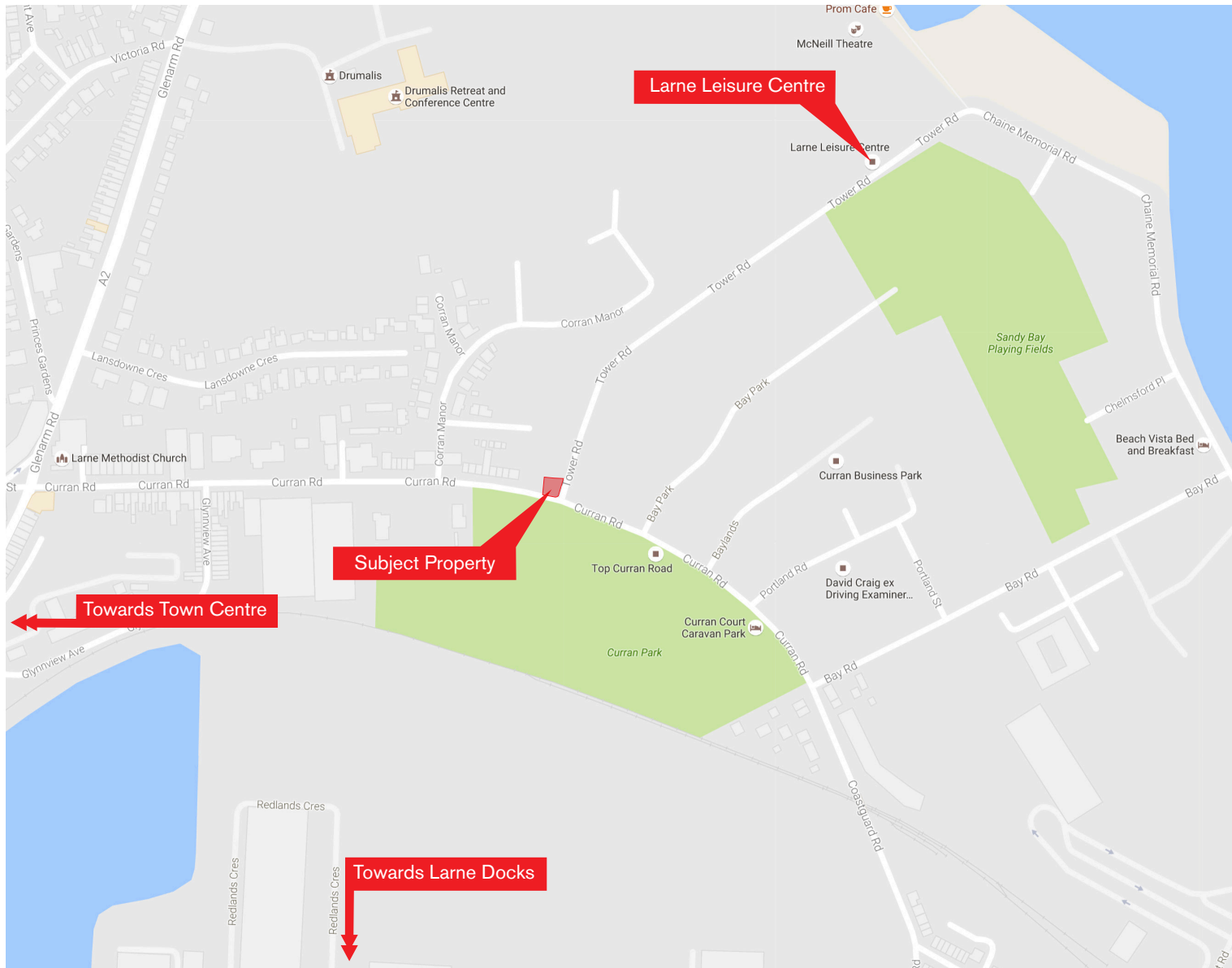
The planning reference for this application is F/2013/0182/O. This planning expires on 6 April 2017.

SITE BOUNDARY





LOCATION MAP



ASKING PRICE

*Offers are invited in the region of
£225,000 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 stated, outgoings and
rentals are exclusive of, but may
be liable to VAT*

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