



FOR SALE

Lands at Mayfield Link Road, Mallusk, Newtownabbey, BT36 4PP

On the Instructions of Invest Northern Ireland - Development Opportunity

Lisney

Features

- Regular shaped site of c. 1.58 acres
- Prominent roadside location
- Considerable Redevelopment potential (Subject to planning permission)
- Highly accessible location
- Extensive road frontage of c. 115m

Location

Mallusk is a townland which forms part of the settlement of Newtownabbey and is located approximately 8.5 miles north west of Belfast.

The subject property occupies a prominent roadside location and is situated immediately to the west of Mayfield Link, approximately 300 metres from its junction with Mallusk Road, providing ease of access to the M2 and wider motorway network.

The Mallusk area is synonymous with warehousing/industrial, trade counter and car showroom uses but has seen a significant increase in new build residential development in recent years across schemes such as 'Blackrock' Alderley and Aylesbury, which adjoins the subject lands.



Description

The subject property comprises a regular shaped site of c. 1.58 acres benefiting from direct access and an extensive frontage onto Mayfield Link Road of c. 115 metres. The site has a relatively flat topography and is ripe for development (commercial or residential), subject to planning permission and the necessary statutory consents.

The property is currently secured by a mixture of metal paladin and palisade fencing, hedgerows and trees.

Planning

We have reviewed the local area plan; Belfast Metropolitan Area Plan (BMAP) 2015 – Newtownabbey Section, and understand that the subject property has been zoned as 'Existing Employment Land' within the Newtownabbey settlement limit. The property was also zoned as 'Existing Employment Land' in Draft BMAP 2015 which we understand is now the relevant planning document following a legal challenge against the adoption of BMAP.

Interested parties are advised to make their own enquiries into the planning potential of the site.

We understand that the following planning application was previously approved on the property: -

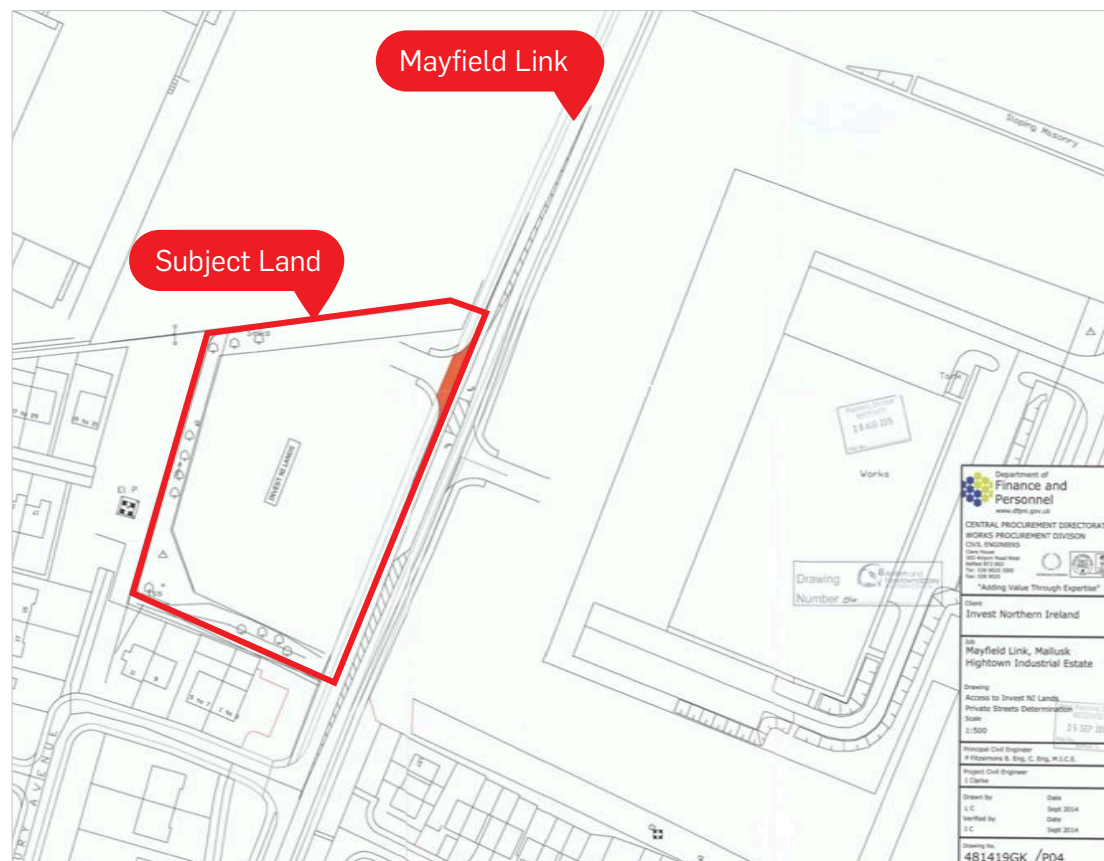
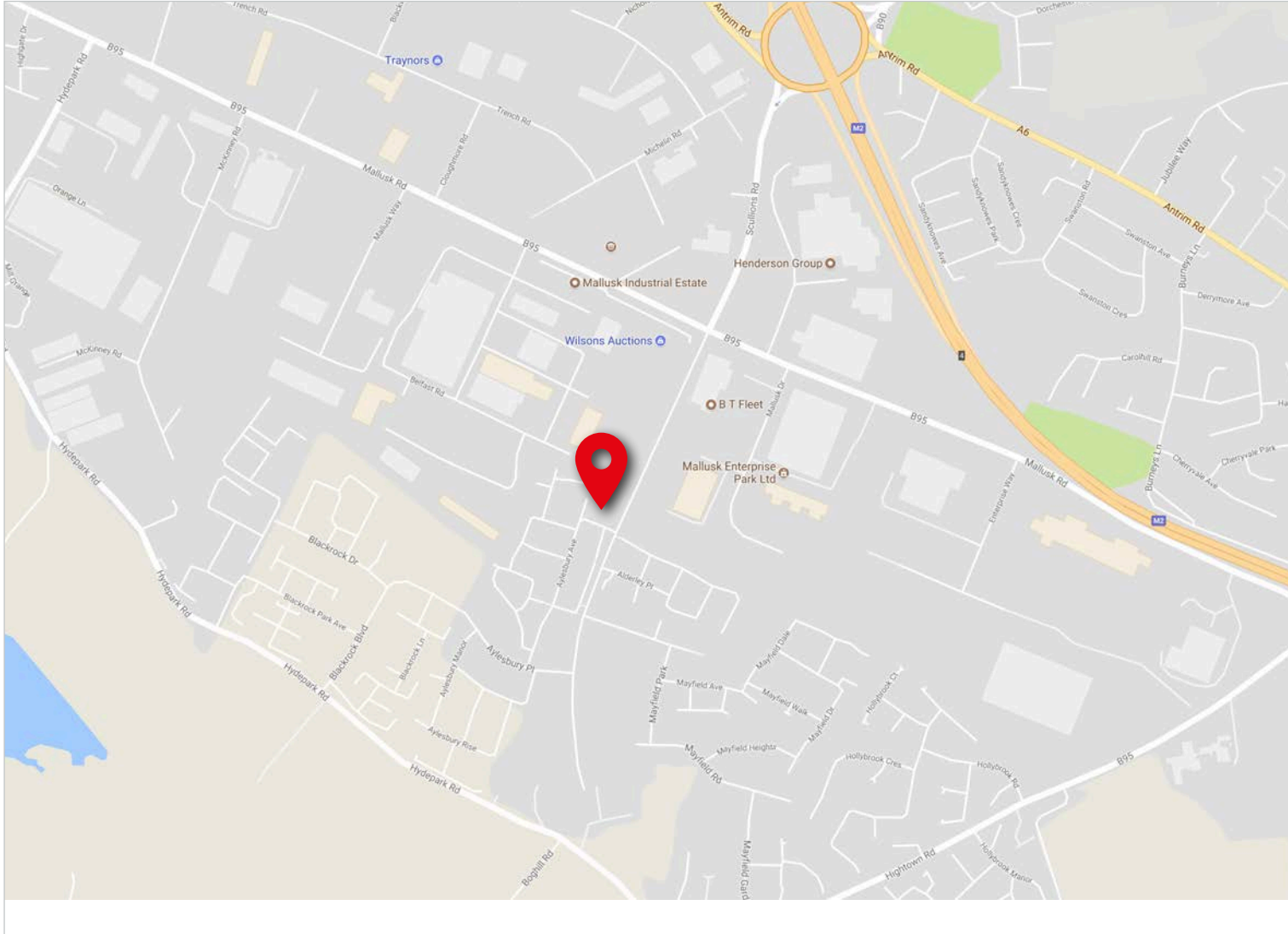


Image for indicative purposes only

PLANNING REF NO.	APPLICATION DATE	APPLICATION TYPE	LOCATION	PROPOSAL	DECISION	DATE
LA03/2015/0409/F	7th Sep 2015	Full	Mayfield Link, 125m NE of 5 Aylesbury Avenue, Newtownabbey	Provision of access to land	Approval	18th April 2016

*See approved site access plan above





Asking Price

Offers around £575,000 exclusive are invited.

Title

We have been advised that the property is held freehold.

Stamp Duty

If applicable, will be the responsibility of the purchaser

VAT

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

Contact

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