



Subject Site

FOR SALE

**3-5 Landsdowne Crescent, Portrush, BT56 8AY**

Prominent Sea Front Development Site with Planning for 24 Apartments

**Lisney**



## Features

- Prominent Development Site with Full Planning for 24 Apartments
- Unrivalled Sea Views
- 16 Off Street parking spaces included in the scheme
- Conveniently located close to local amenities such as the Ramore and Royal Portrush Golf Club (home of the British Open in 2019)

## Location

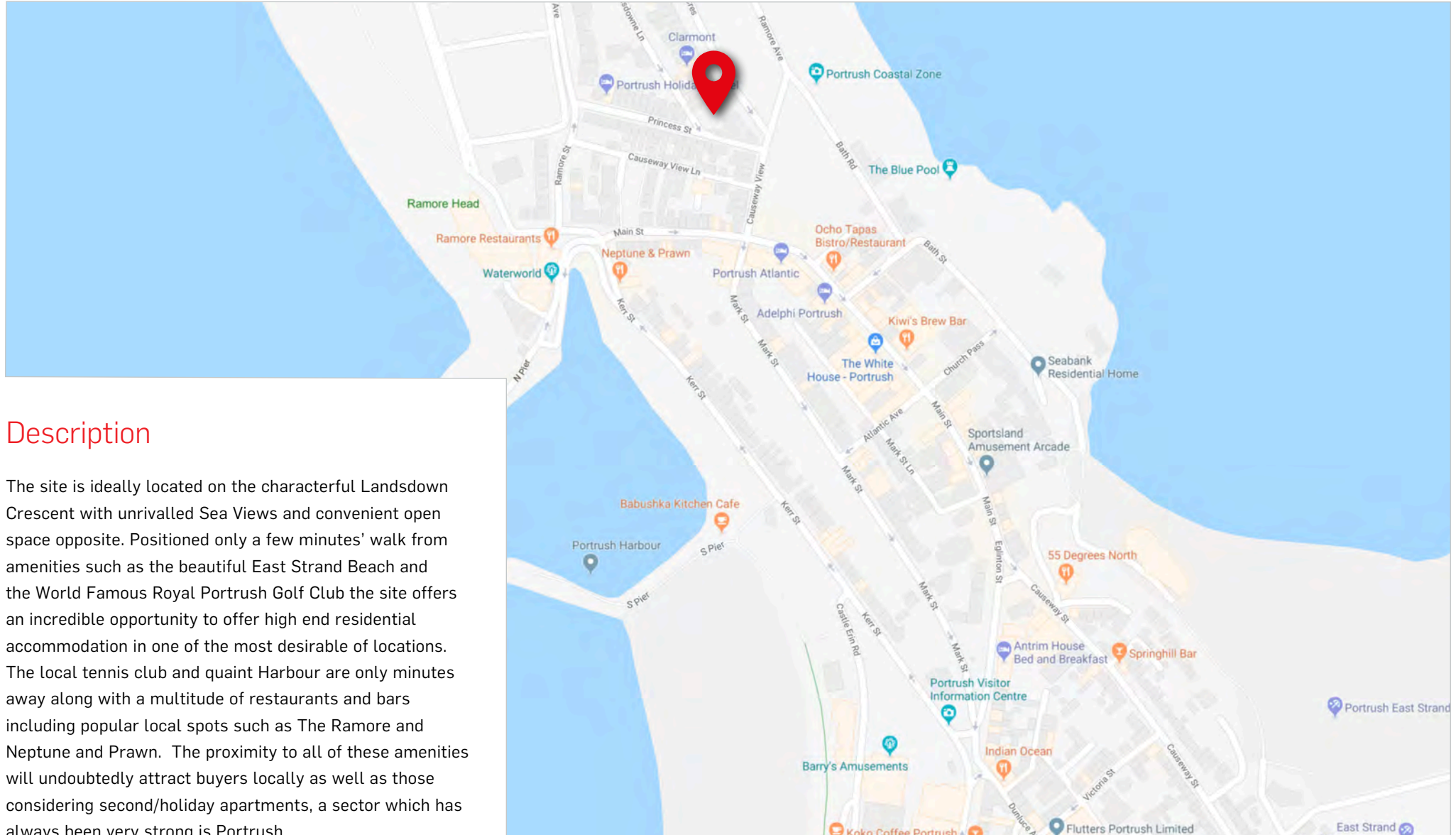
Portrush is a scenic coastal resort located in the northernmost part of County Antrim on the renowned North Coast, c. 60 miles North of Belfast and c. 6 miles from Coleraine.

The area is a popular tourist destination benefitting from spectacular scenery with breath-taking views, sandy beaches and numerous historical landmarks, such as the Giant's Causeway (UNESCO World Heritage Site), the Carrick-a-Rede Rope Bridge and the medieval Dunluce Castle.

As well as spectacular vistas, Portrush is home to a number of high profile annual events such as the North West 200 International Road Races and Airwaves Air Show. These events alone attract close to 200,000 visitors to Portrush. As well as this the town has an illustrious golfing heritage and is home to Royal Portrush Golf Club, where the 2012 Irish Open was played. Additionally Royal Portrush is due to host the Open Golf Championship in 2019, which will focus global interest on the town.



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## Description

The site is ideally located on the characterful Landsdowne Crescent with unrivalled Sea Views and convenient open space opposite. Positioned only a few minutes' walk from amenities such as the beautiful East Strand Beach and the World Famous Royal Portrush Golf Club the site offers an incredible opportunity to offer high end residential accommodation in one of the most desirable of locations. The local tennis club and quaint Harbour are only minutes away along with a multitude of restaurants and bars including popular local spots such as The Ramore and Neptune and Prawn. The proximity to all of these amenities will undoubtedly attract buyers locally as well as those considering second/holiday apartments, a sector which has always been very strong in Portrush.

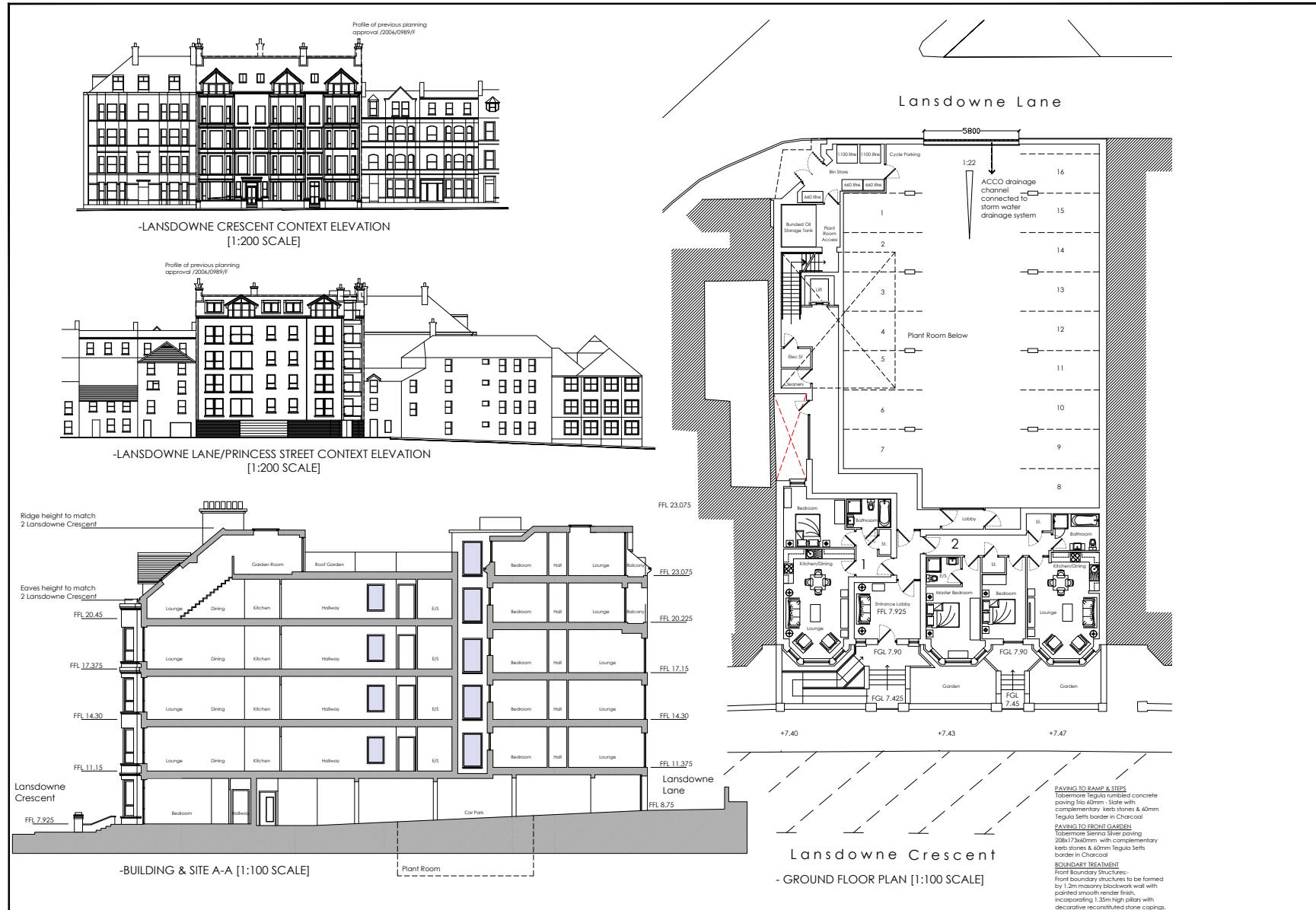


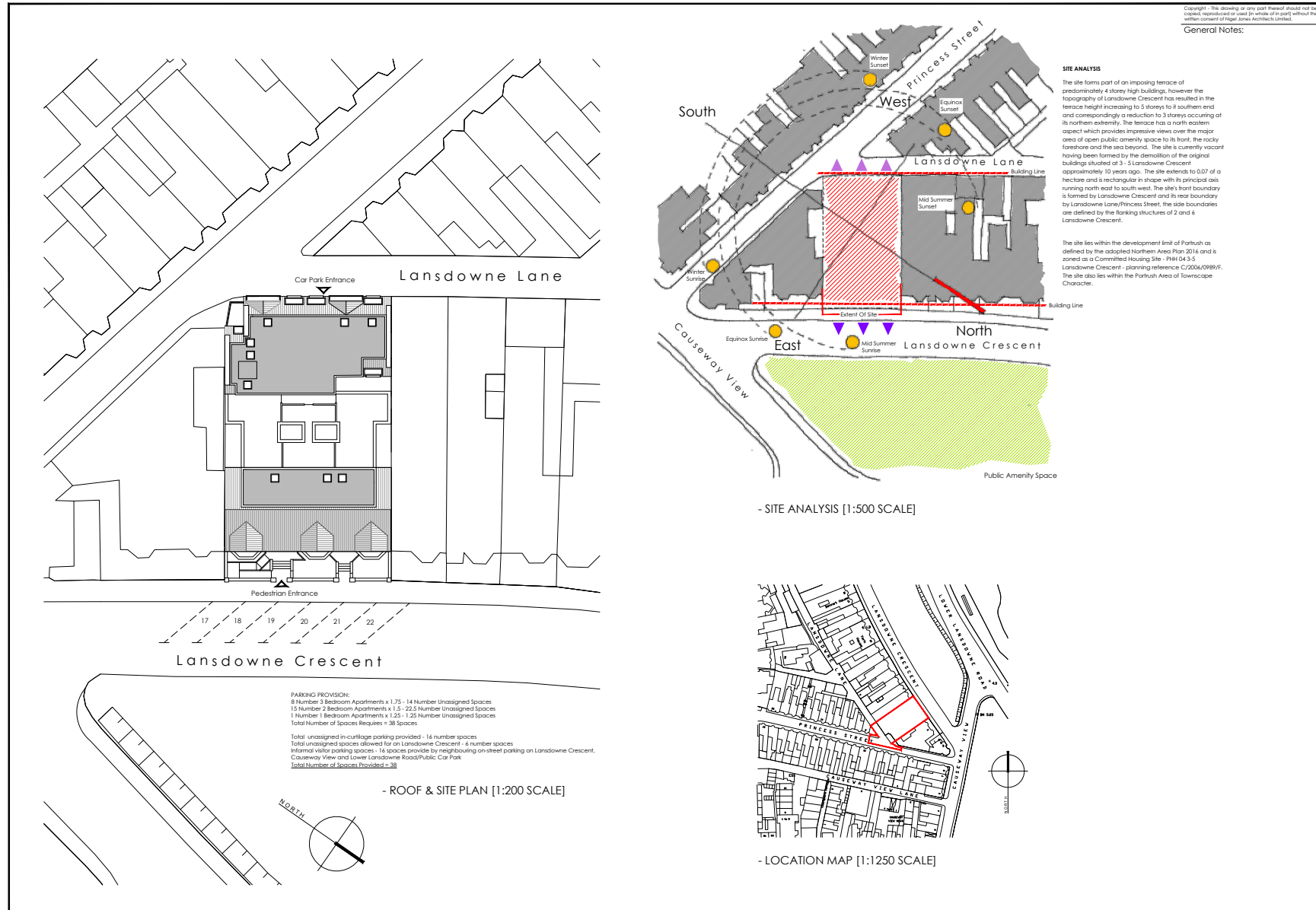


## Planning

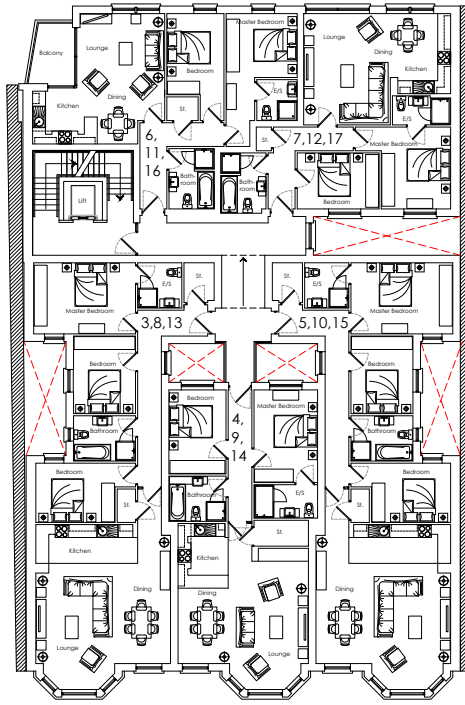
Full Planning has been granted under ref. LA/01/2016/0779/F for the construction of 24. No residential apartments including parking provision and ancillary/amenity space.

Plans  
(1 of 4)

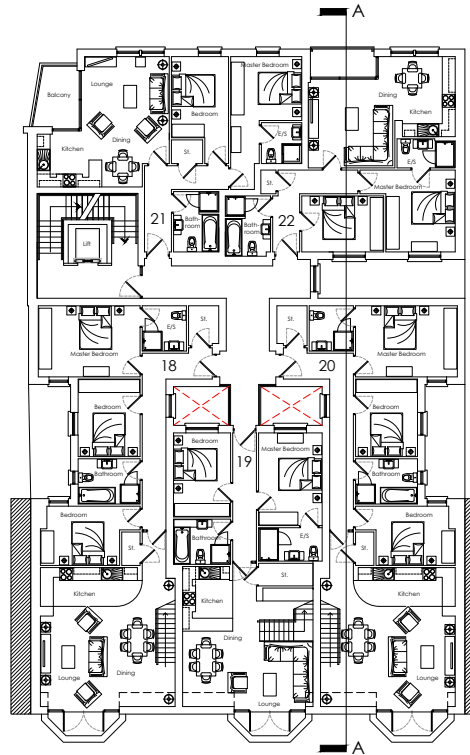


Plans  
(2 of 4)

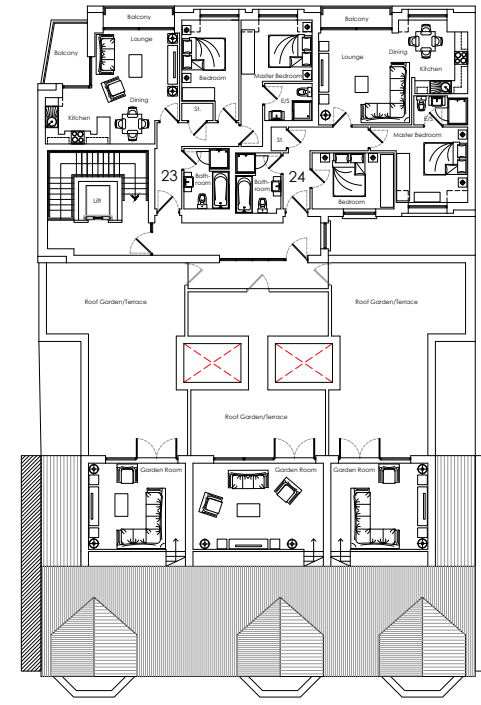
Plans  
(3 of 4)



- FIRST, SECOND & THIRD FLOOR PLAN



- FOURTH FLOOR PLAN



- ROOF TERRACE/FIFTH FLOOR PLAN

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General Notes:



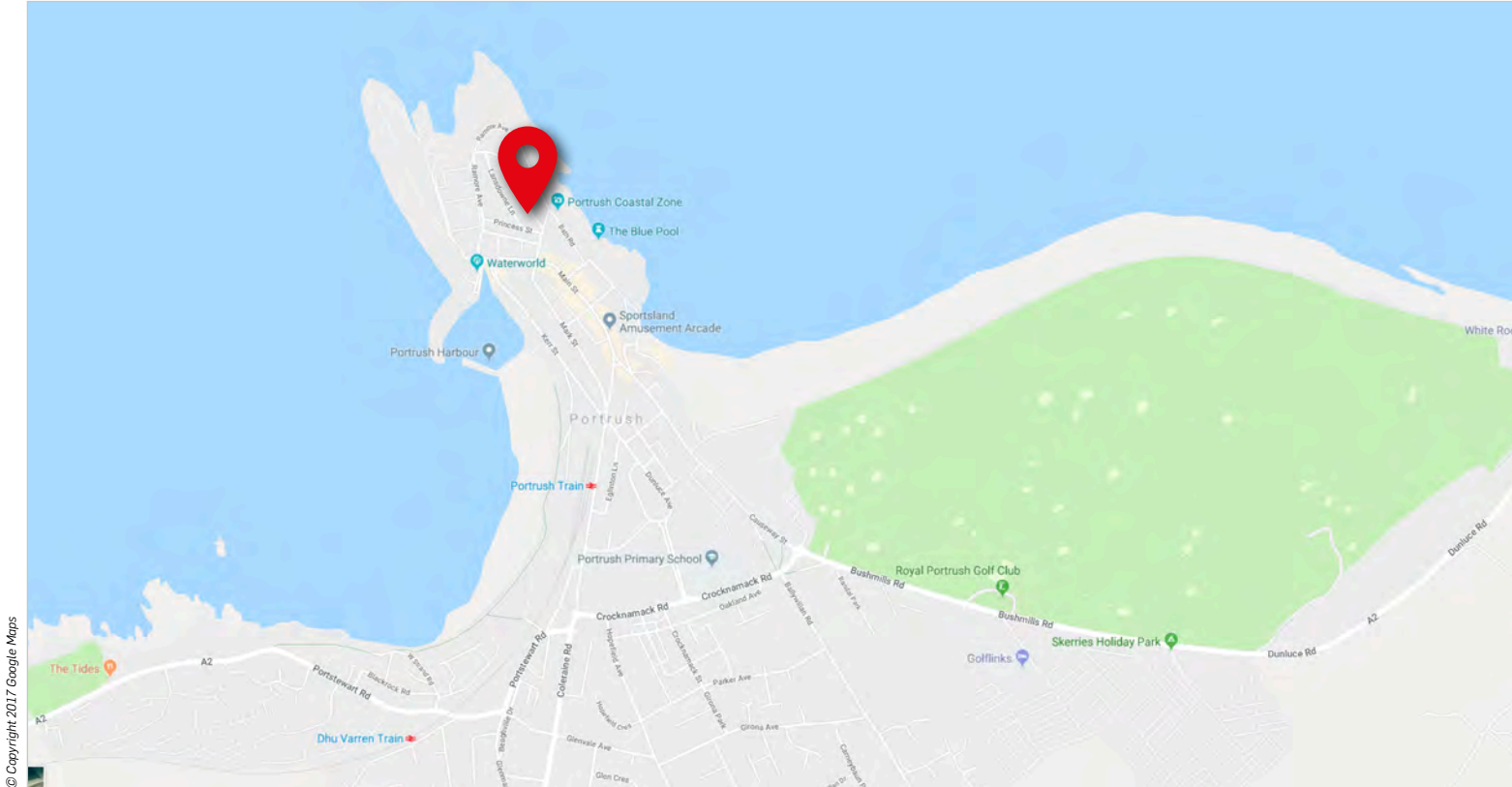
## Plans (3 of 4)





## Unit Breakdown

APARTMENT NO.	DESCRIPTION	TOTAL (SQ FT)	COMMENT	INDICATIVE SALES PRICES (£)
1A	1 bed	650	Large one bed room apartment. Front facing apartment with uninterrupted sea views. On Street car park.	190,000
1B	2 bed	763	Two bed room apartment. Front facing apartment with uninterrupted sea views. On street car park.	225,000
2A	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	275,000
2B	2 bed	915	Two bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	250,000
2C	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	275,000
2D	2 bed	825	Two bed room apartment. Rear facing apartment. On street car park.	175,000
2E	2 bed	700	Two bed room apartment. Rear facing apartment. On street car park.	150,000
3A	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	275,000
3B	2 bed	915	Two bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	250,000
3C	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	275,000
3D	2 bed	825	Two bed room apartment. Rear facing apartment. On street car park.	175,000
3E	2 bed	700	Two bed room apartment. Rear facing apartment. On street car park.	150,000
4A	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	375,000
4B	2 bed	915	Two bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	350,000
4C	3 bed	1,205	Three bed room apartment. Front facing apartment with uninterrupted sea views. Inclusive of on-site car park.	375,000
4D	2 bed	825	Two bed room apartment. Rear facing apartment. On street car park.	225,000
4E	2 bed	700	Two bed room apartment. Rear facing apartment. On street car park.	200,000
5A	3 bed	1,500	Three bed room apartment. Front facing apartment with uninterrupted sea views. Roof garden and sun room. Inclusive of on-site car park.	550,000
5B	2 bed	1,200	Two bed room apartment. Front facing apartment with uninterrupted sea views. Roof garden and sun room. Inclusive of on-site car park.	525,000
5C	3 bed	1,500	Three bed room apartment. Front facing apartment with uninterrupted sea views. Roof garden and sun room. Inclusive of on-site car park.	550,000
5D	2 bed	825	Two bed room apartment. Rear facing apartment. Sea views over Ramore. Inclusive of on-site car park.	275,000
5E	2 bed	700	Two bed room apartment. Rear facing apartment. Sea views over Ramore. Inclusive of on-site car park.	250,000
6A	2 bed	1,100	Two bed room apartment. Rear facing apartment. Sea views over Ramore. Inclusive of on-site car park.	330,000
6B	2 bed	1,000	Two bed room apartment. Rear facing apartment. Sea views over Ramore. Inclusive of on-site car park.	330,000
		<b>23,788</b>		<b>7,000,000</b>



## Proposal

Price on application.

## Title

We understand the property is held freehold.

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

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

## 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.*

## Contact

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