



Site 2 Lands - To be released at a later date

Site 1 Lands - Available Now

FOR SALE

Lands at Station Road/Burn Road, Doagh, BT39 0QT

Excellent 'ready to go' residential development opportunity c 20.1 Acres (available in one or two lots)

Lisney

Features

- Excellent 'ready to go' residential development opportunity.
- Overall site c. 20.1 acres.
- Approved for 164 dwellings.
- Phase 1 - 45 units.
- Phase 2 - 119 units.
- Potential for further development in lands not yet approved, 4 units (subject to planning).

Location

Doagh is a dormitory village located c. 14 miles to the north of Belfast City Centre. Lying within the Antrim & Newtownabbey council area the village is well served by major roads infrastructure being c 2.5 miles from the nearest M2 motorway junction and c 9 miles from the International airport at Aldergrove.

Doagh has a range of village amenities including filling station with a Mace convenience store , an off sales and a number of other retail and service offers. Doagh Primary School can also be found in close proximity.

The subject lands are located to the south of the village and have frontages/access points to both the Burn and Station Roads. The immediate locality is mixed use in character with residential and commercial uses in the vicinity.



*For indicative purposes only.

Description

The property currently comprises a detached 2 storey, 4 bedroom house (c. 2,500 sq ft) with a range of farm outbuildings and adjacent farmlands situated on c 20.1 acres bisected by the Doagh river.

Planning permission has been secured for the development of 164 units on a phased basis.

Site 1 – 5.54 acres (2.243 Ha)

Site 2 – 14.47 acres (5.859 Ha)

An 'approved' access already exists from Station Road following the erection of 2 dwellings c 10 years ago.

Otherwise the house and outbuildings are accessed off Burn Road.

N.B. The 2 dwellings fronting Station Road may be available for sale, by negotiation.

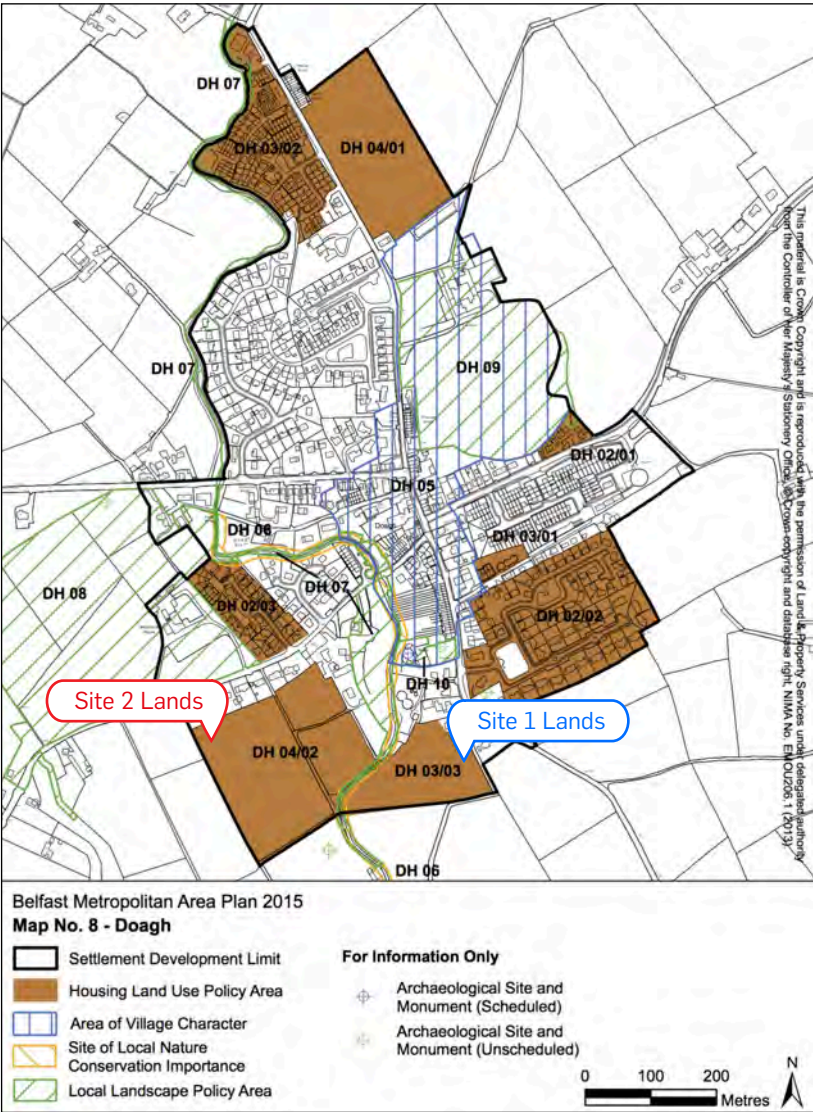
Planning

The lands lie within the settlement limit as defined in BMAP 2015.

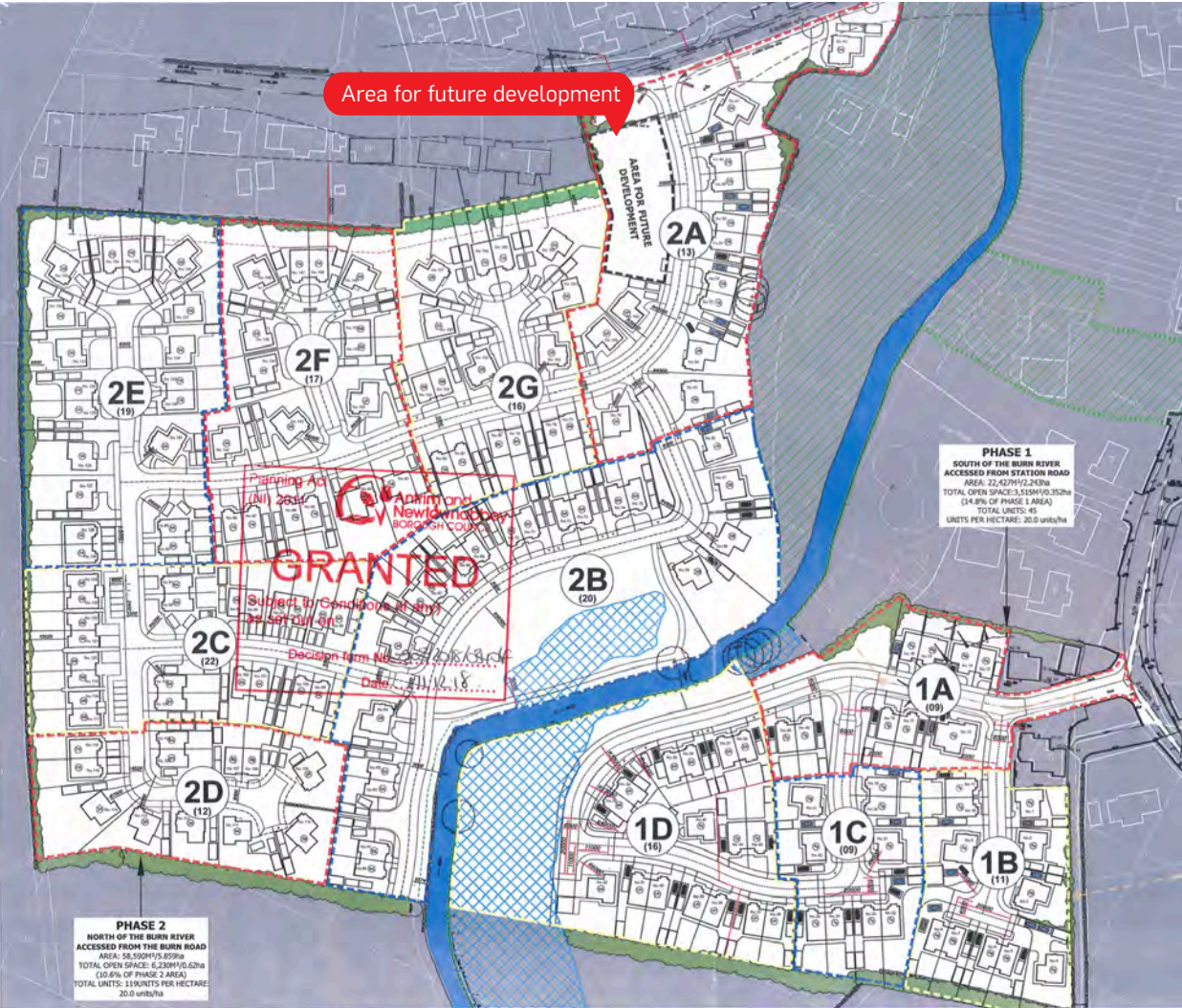
The lands are shown as DH 04/02 and DH 03/03 and are 'Ready to Go' having been the subject of formal planning activity as shown below.

Ref	Address	Type	Proposal	Decision	Date
U/2011/0128/F	Lands – Station/ Burn Roads	Full	164 units , 2 phases	Approval	16 June 2014
LA03/2018/1066/ NMC	As above	NMC	Re-ordering of house numbering, area for future development, and sub-phasing (11 No. 1A to 1D & 2A to 2G)	Approval	11 Dec 2018
LA03/2018/0340/F	As above	Full	164 units.	Approval	11 Dec 2018

BMAP Extract



Proposed Site Layout - Approved/Phasing



*For indicative purposes only. Not to scale.

Approved House Types

The approved scheme comprises a mix 3, 4 and 5 bedroom units:

Site 1 - 45 units

	Type	Amount	Beds
(a)	Detached	16	4
(b)	Detached	1	5
(c)	Semi Detached	4	4
(d)	Semi Detached	20	4
(e)	Townhouse	4	4

Site 2 - Phase 2 - 119 Units

	Type	Amount	Beds
(a)	Detached	2	5
(b)	Detached	41	4
(c)	Semi Detached	60	4
(d)	Semi Detached	10	3
(e)	Townhouse	6	4

*A detailed schedule of House types and floor areas is available upon request.

Title

We are advised that the property is held on a freehold title.

Draft Lease Maps



*For indicative purposes only. Not to scale.



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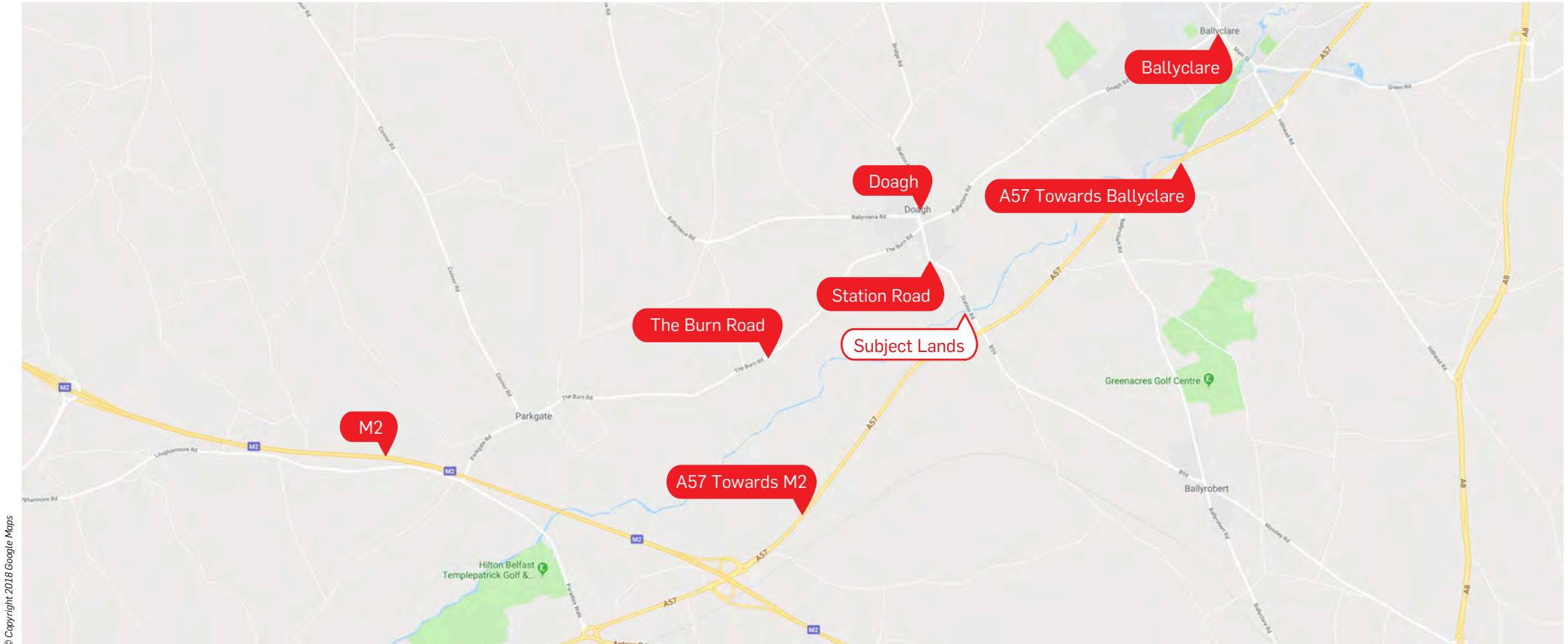
Asking Price



(b) Site 2 - To be released at a later date.

This will be the responsibility of the purchaser

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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/uk/si/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.