



FOR SALE

133-135 Jordanstown Road, Newtownabbey, BT37 0QF

Residential Refurbishment/Redevelopment Opportunity

Lisney

Features

- Excellent Refurbishment/Redevelopment opportunity.
- Two detached houses situated on a site of approximately 0.38 acres.
- Planning permission for 4 x semi-detached houses.
- Situated in well-established and popular residential location.

Location

The subject property is located on a prominent corner position at the junction of Jordanstown Road and Mount Pleasant Avenue. The surrounding area is predominantly residential in nature and is situated approximately 7.5 miles north of Belfast City Centre whilst the University of Ulster Campus is situated 1.2 miles east. The subject property is easily accessible with the M2 motorway situated approximately 3.5 miles to the west. Notable commercial occupiers in the surrounding area include Tesco, CDE Global and Translink. It is noteworthy that Jordanstown train station is situated only 0.5 miles from the subject site.



135 Jordanstown Road



Destination	Distance (Miles)
Belfast City Centre	7.5
Carrickfergus	5.5
University of Ulster Campus	1.2
M2 Motorway	3.5
Jordanstown Train Station	0.5

Description

The subject property currently comprises two detached, two storey houses of traditional masonry construction situated on a regular shaped site of approximately 0.38 acres. The property also benefits from excellent frontage onto the Jordanstown Road.

Whilst we have not inspected the houses internally we have utilised Spatial NI to estimate the respective floor areas of 1,650 sqft (No 135) and 1,260 sqft (No 133).

Planning

Under planning application LA03/2018/0635/F permission was granted for the demolition of the existing dwellings and construction of 4no, 2 ½ storey semi-detached dwellings along with associated site works to include parking spaces, ancillary site works with existing entrances utilised onto both Jordanstown Road and Mount Pleasant Avenue.

The above was granted by Antrim and Newtownabbey Borough Council on the 3rd December 2018.

133 Jordanstown Road



Tenure

We understand the properties are held under Freehold Title.

Asking Price

Offers in excess of £275,000.

Stamp Duty

Will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive of, but may be subject to VAT.

Contact

David McNellis or Jonah McDowell

028 9050 1501

d.mcnelis@lisney.com

jmcdowell@lisney.com

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/ukxi/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.

