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**FOR SALE**

FOR IDENTIFICATION PURPOSES ONLY

## **Lands at Tower Road & Bankshead Lane, Larne BT40 1DY**

Residential development lands extending to c. 15.5 acres with the benefit of full planning consent for the development of 96 No. dwellings and 16 No. apartments (112 No. Units)

# LOCATION

Larne is a popular provincial town which is located some 22 miles from the City of Belfast on the Co. Antrim coast.

The town acts as the "Gateway" to the Causeway Coastal Route has strong communication links by road via the new A8 dual carriageway to Greater Belfast and to the two provincial airports Belfast International and Belfast City. In addition, the town has the benefit of a rail link to Belfast which links into the Belfast / Derry line and also the Belfast / Dublin line.

Larne also accommodates the Province's second largest port, having a modern 'roll-on / roll-off' facility which facilitates commercial vehicles, private motor cars and pedestrians.

Housing in the town comprises a typical mix of private and public sector stock, the private stock witnessing very considerable expansion over the past 5 years,

Having regards to other amenities, Larne has a wide range of academic facilities in both primary and secondary sectors and various places of worship.



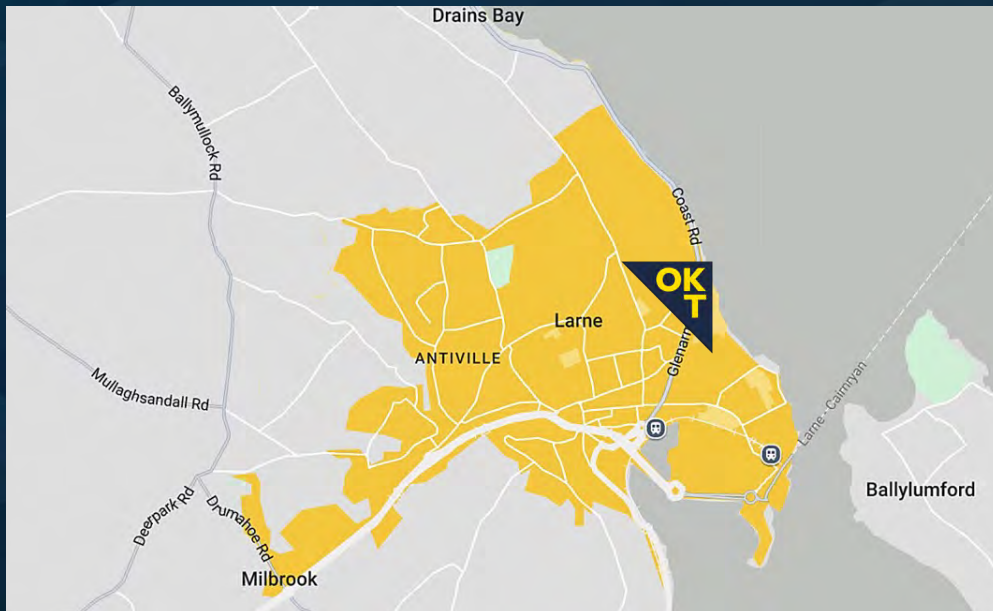
Thriving housing market



Enhanced accessibility via A8 Dual Carriageway



Situated close to the Causeway Coastal Route



Leisure activity is well catered for with football facilities, rugby pitches, golf courses and a number of parks and in the town itself, a modern cinema, hotel and associated catering facilities provide evening economy and tourist accommodation.

The subject lands are located on the Tower Road on the eastern edge of the town centre, and benefit from an additional access point from Bankshead Lane.

The proposed development will be accessed from the Tower Road which provides access to the town centre, local Leisure Centre and promenade walk.



C. 5 mins drive to Port of Larne



Province-wide rail links

# DESCRIPTION

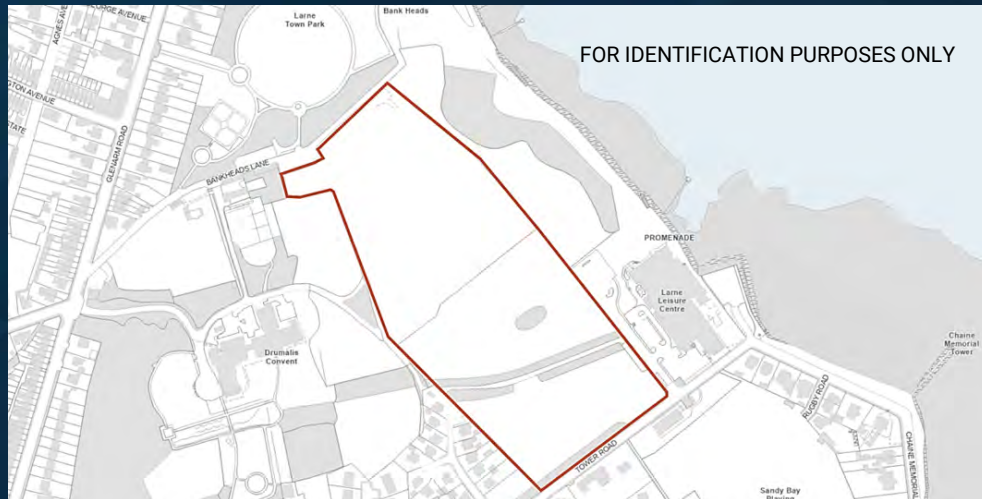
The subject lands extend to c. 15.5 acres and occupy an elevated setting with picturesque views over the entrance to Larne Lough.

The holding previously formed the St Comgall's College Campus which has since been demolished and cleared, with only level hardstanding remaining on site.

A planning application for the development of 112 No. units was approved on 17 May 2021 under Planning Reference LA02/2021/0021/RM.

# SITE AREA

The lands extend to c. 15.5 acres (c. 6.3 ha).



# PLANNING

The lands are zoned as 'white land' within the Larne Area Plan 2010 and an outline planning consent for a residential development under planning reference LA02/2015/0296/O was granted on 12 January 2018.

More recently a Reserved Matters application was approved for the development of 96 No. dwellings and 16 No. apartments under planning reference LA02/2021/0021/RM. The application was granted on 17 May 2021.

Full details on the approved planning consent are available on request.



# OVERVIEW OF APPROVED PLANNING CONSENT



## APARTMENT BLOCK (2 STOREY)

Apartment building forms a focal /node point with views out to coast and adjacent formal open space No. 16 No. 2 bed apartments



## HOUSE TYPE A:

18 No. Double fronted semi-detached 3 bedroom dwelling (2 storey)



## HOUSE TYPE B:

2 No. Double fronted detached 4 bedroom dwelling (2½ storey) with attached garage



## HOUSE TYPE C:

6 No. Double fronted detached 4 bedroom dwelling (2½ storey) with detached garage



## HOUSE TYPE D:

6 No. Detached 4 bedroom dwelling (2½ storey)



## HOUSE TYPE E:

18 No. Double fronted semi-detached 3 bedroom dwelling (2½ storey)



## HOUSE TYPE F:

2 No. Middle Terrace 3 bedroom dwelling with pen access (2 storey)



## HOUSE TYPE G:

38 No. Semi-detached 3 bedroom dwelling (2 storey)



## HOUSE TYPE H:

6 No. Semi-detached 4 bedroom dwelling (2½ storey)

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# SALES DETAILS

PRICE: Price on Application

TITLE: All queries in relation to the title should be referred to:  
Napiers Solicitors, 1 – 9 Castle Arcade, High Street, Belfast BT1 5DF  
CONTACT: Denis McKay

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject 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 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE REF 8950



VIEWS OVER THE SUBJECT SITE

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**MARK PATTERSON**

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**ALAN MCKINSTRY**

alan.mckinstry@okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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