



For Sale

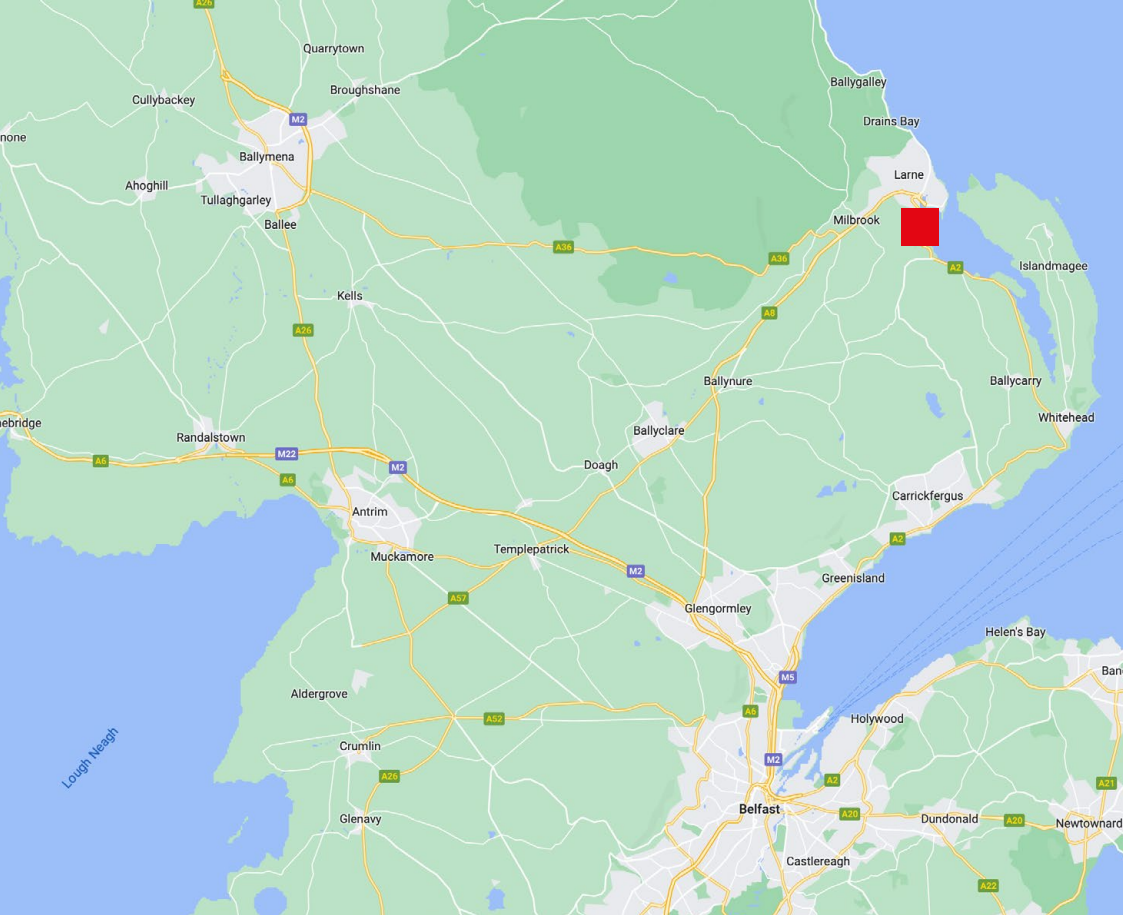
SUMMARY

- 47 Acres split into 4 lots.
- 28,087 sq. feet of Structures on Site.
- Prominent site on Larne Lough.
- Zoned for a mixture of Industrial, Residential and Leisure Development.
- O.I.R.O £1,550,000.
- £33,000 per acre.

Howdens Quay, Bank Road, Larne

c. 47 Acres split into 4 lots of Development Land with Residential, Industrial and Leisure Potential

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LOCATION

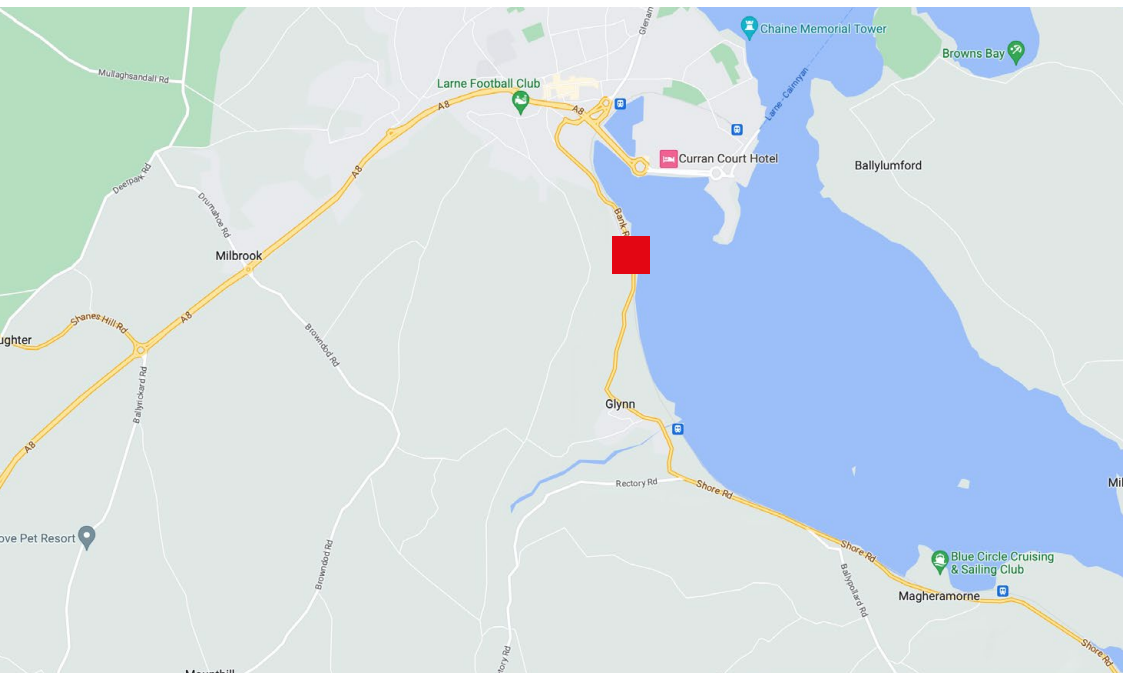
The site is situated just outside Larne, the second largest seaport in Northern Ireland, which is situated in the northeastern region of the Mid & East Antrim Borough coastline. Larne was the third-largest town in the Borough in terms of population at the time of the 2011 Census, after Ballymena and Carrickfergus. The A8 highway links Belfast with Larne. With the large level of traffic using the Port of Larne passenger and freight ferry services to Scotland, this essential road in Northern Ireland currently transports more than 17,000 cars daily. The location is situated on the A2's Bank Road, which leaves Larne and leads to Carrickfergus.

Travel Time by Car

- Larne Port 6 minutes
- Belfast 30 minutes
- International Airport 25 minutes

DESCRIPTION

This expansive 47-acre (19.02 hectare) site has been divided into four lots with varying sizes but may still be purchased as a single site. It offers significant development opportunities. There are currently 2 houses, 5 warehouses and offices on the property in addition to several structures that were part of the site's previous business use. The Northern Ireland Railways Larne to Belfast Line and the A2 Larne to Carrickfergus passes through the site. The lands have extensive frontage on to Larne Lough c. 1 km in length. Most of the land between the railway line and the lough is level and offers a solid foundation for development. The western portion of the site rises gently from the A2 before rising steeply toward the Antrim Plateau. The escarpment is steep and heavily wooded, and it may be useful as amenity land and/or leisure use..



DESCRIPTION

The site has been broken down into 4 lots and are outlined below. They are known as Industrial Development Land, Roadside Development Land, Development Land and Escarpment.

Area	Colour		Size	In the region of £
Industrial Development Land	Purple	This plot enjoys the privilege of being right on Larne Lough's shoreline. It has a frontage that stretches for over a km, is about 10 acres in size, and offers easy access to the A8.	9.7	£725,000
Roadside Development Land with Structures	Orange	On the 2.5-acre plot, which has easy access to the road, there are 2 houses, an office building, 5 warehouses and other structures totalling 28,087 square feet, the most of which need to be renovated.	2.5	£250,000
Development Land	Blue	Given that this land is 19.3 acres in size, it offers significant development possibilities for new housing developments. There are some elevation changes on this plot, and only the plot's edges have access to the road. Zoning planning approved for c. 18 acre residential on the total land.	19.3	£500,000
Escarpment	Green	This plot has major elevation changes as it slopes upwards towards the hill side. This section may be redeveloped into a leisure site.	15.5	£75,000



ROADSIDE DEVELOPMENT LAND WITH STRUCTURES

Building Number	Colour	Size (Sq Ft)
1	Purple	2,676
2	Yellow	557
3	Orange	5,412
4	Lime	2,412
5	Dark Blue	2,150
6	Brown	496
7	Red	6,602
8	Light Blue	1,757
9	Black	3,219
10	Grey	756
11	Dark Green	1,083
12	Light Green	967

Total 28,087 sq. feet on the 2.5 acres

Most of the buildings are in poor condition and in need of renovation.



PLANNING

The site had outline planning permission granted for a mixed-use redevelopment of the site under planning ref F/2005/0315/O. The Larne Area Plan 2010 has the site zoned for a mixed-use redevelopment under sections OS4, IND3 and IN3. The planning application was successful in revising the proportions of the areas zoned for different types of development from the criteria set out in the area plan. The residential proportion was increased to 60% from 35% and the industrial proportion was reduced from 55% to 30%. The leisure proportion remained the same and accounts for 10%.

Zoning Type	Size Acres	Percentage zoned
Residential	18.9	60%
Industrial	9.45	30%
Leisure	3.15	10%
Total Development area	31.5	100%
Escarpment	15.5	
Total Site Area	47	

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EXISTING			
	TOTAL (sq/m)	TOTAL (hectares)	PERCENTAGE
AREA IN OWNERSHIP OF APPLICANT			
MASTERPLAN BOUNDARY			
AREA OF SITE	130087	13	
EXISTING & PROPOSED INFRASTRUCTURE			
ROADS	19484	1.06	
RAILWAYS	9757	0.08	
Sub-total	29241	2.9	22%
SITE AREA (LESS ROADS & RAILWAYS)	100828	10.08	

Proposed land use breakdown at Howden's Quay

PROPOSED DEVELOPMENT AREAS			
LEISURE Area reserved for a waterfront walkway needs to be added to this figure	7379	0.74	7.3%
RESIDENTIAL	55898	5.59	55.5%
INDUSTRY	28703	2.87	28.5%
Sub-total	91980	9.2	91.2%
Mixed Use - Leisure	2717	0.27	2.7%
Mixed Use - Residential	4576	0.46	4.5%
Mixed Use - Industry	1553	0.15	1.5%
Mixed-Use Sub-total	8846	0.88	8.8%
TOTAL	100828	10.08	100%

F 2005 / 031

Area Planning
REC'D
17 NOV 2011
File No.

SALES DETAILS

Offers invited in the region of £1,550,000 (One Million and Five Hundred Thousand Pounds).

Assumed free hold or long leasehold.

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

FURTHER INFORMATION

Strictly by prior appointment with agents.

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