



For identification purposes only



FOR SALE Residential Development Opportunity
Lands at River Oaks, Mill Road, Crumlin BT29 4XN

LOCATION

Crumlin is a popular commuter settlement for Belfast, being located c. 17 miles from the city centre whilst also being situated c. 8 miles from Antrim and in close proximity to Belfast International Airport.

The town is centred around the Main Street and Mill Road and complimented by a range of local amenities and a number of larger operators including Tesco and a popular Eurospar.

The subject development opportunity is located within the River Oaks development which is accessed from the Mill Road on the northern fringe of the town.

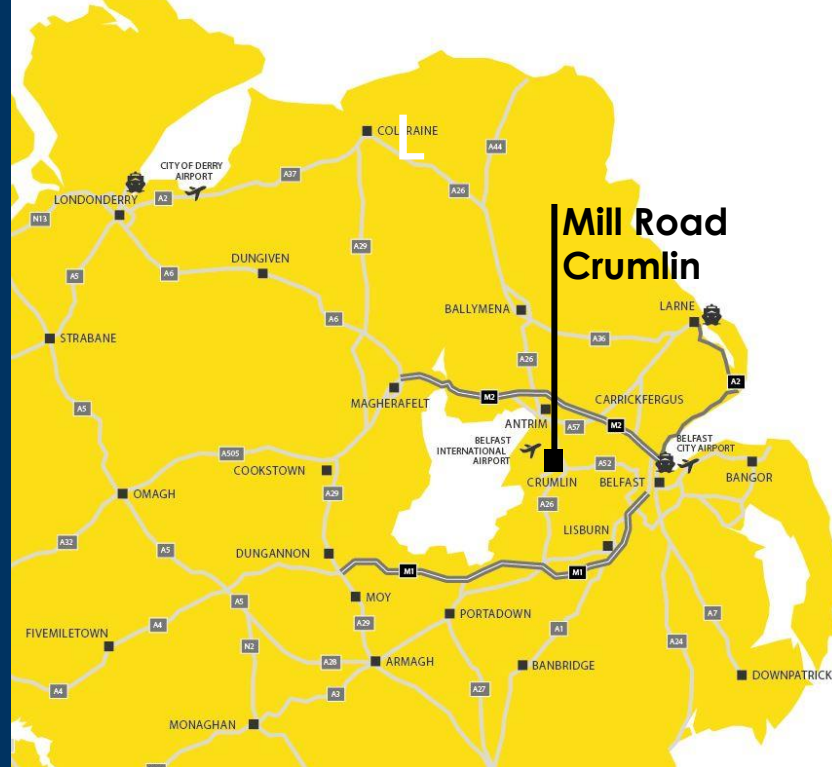
DESCRIPTION


The subject comprises a development opportunity extending to c. 0.6 acres which is accessed through the River Oaks development.


The lands are relatively level in nature and sit well above the river and whilst being a 'brownfield' development site, the lands are cleared.


SITE AREA

The subject extends to c. 0.6 acres (0.24 ha).




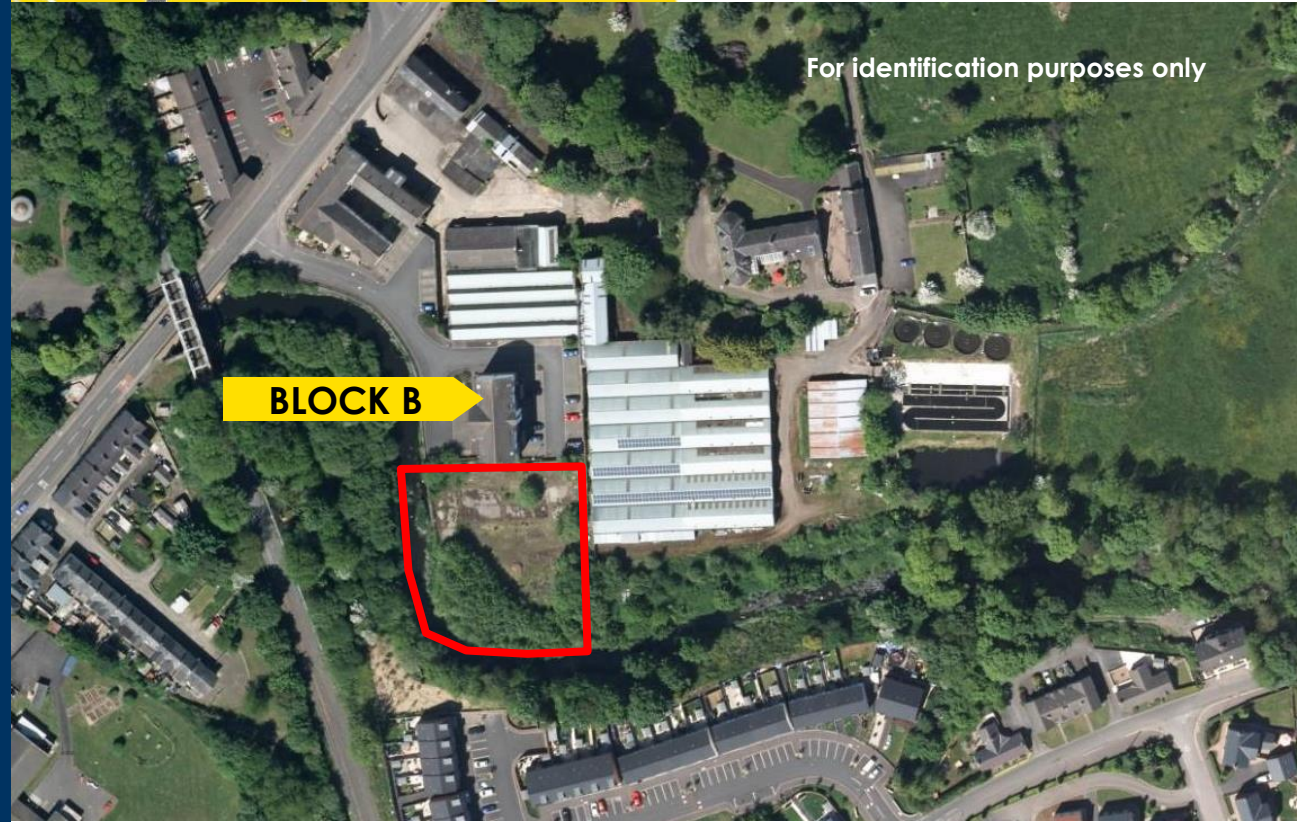
 Located c. 14 miles north of Greater Belfast / Drive time: 30 mins

 Situated close to the M2 motorway via A57

 Location	Miles
M2	12
M1	11

 Airport	Miles
International	6
Belfast City	17

 Port	Miles
Larne	27
Belfast	13



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PLANNING

The subject lands are located within the development limit of Crumlin as designated under the local Antrim Area Plan 1984 – 2001.

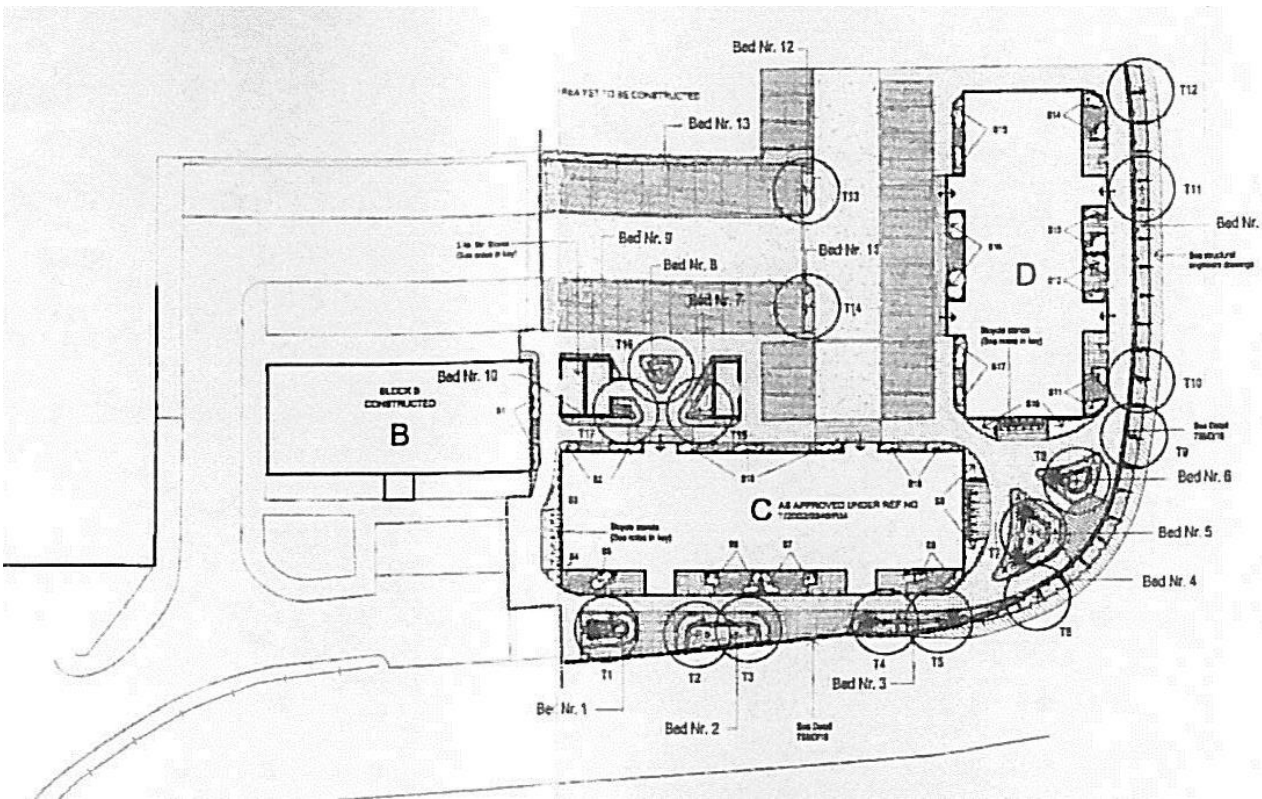
The existing Area Plan had zoned a substantial area of the land for housing, the majority of which has now been developed along with a considerable amount of 'brownfield' infill development.

The subject lands have been subject to a number of planning applications with the most notable being as follows:

Ref	Description
T/2002/0346/RM	Residential development for 40 No. units over 3 No. apartment blocks B, C & D

With the development of the existing apartment block (Block B) adjoining the subject lands, which was part of the above reserved matters application, it is highly likely that planning consent for a further 30 No. apartments over two blocks (20 No and 10 No) is secure.

It is however the responsibility of the purchaser to carry out their own due diligence with regards to the planning status.



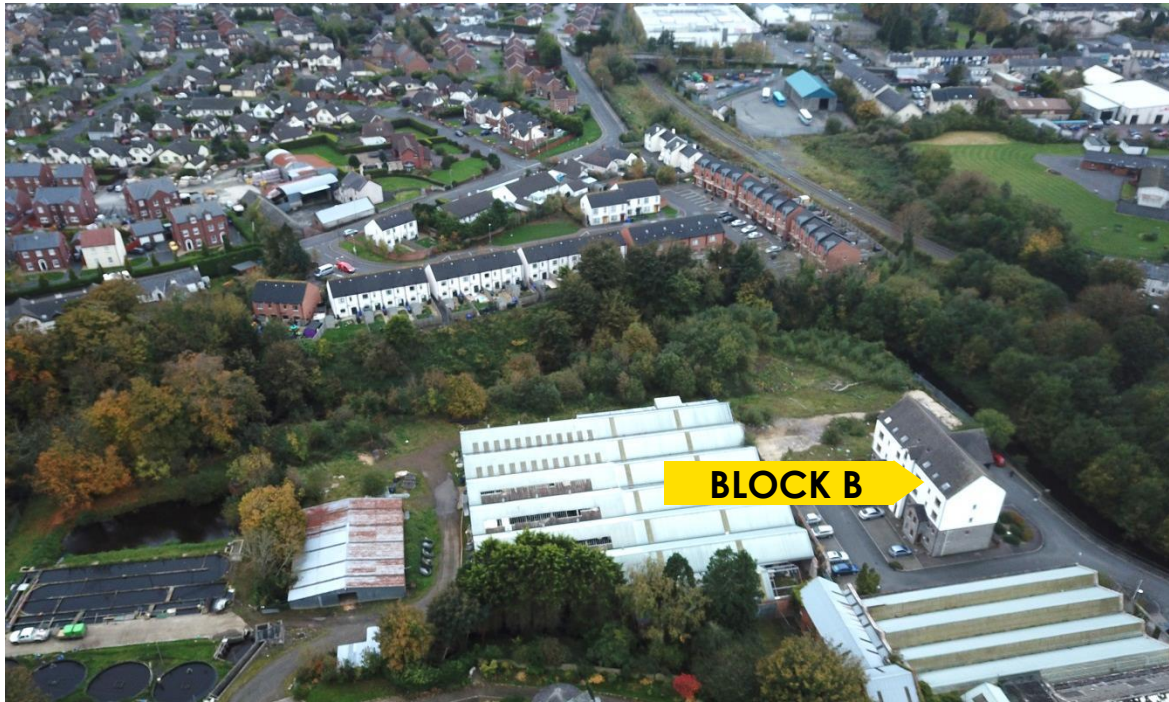
Views over the site



Views over the site



Block B



SALES DETAILS

PRICE: Offers in the region of £400,000.
TITLE: Assumed to be held by way of freehold title.

VAT

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

FURTHER DETAILS



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