

# For Sale

## Prime Development Site

Lands at Gransha Road, Bangor



- Prime development lands extending to site of approx. 18 acres (7.28 ha)
- Lands are currently zoned for housing within the settlement development limit of Bangor
- One of the last remaining prime development sites in Bangor
- Outstanding accessibility to Newtownards, Hollywood and Belfast

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Location

The subject lands are located in the popular seaside town of Bangor, which is strategically located approximately 14 miles north east of Belfast and 5 miles north of Newtownards. The site is located adjacent to Bloomfield Shopping Centre and is also located in close proximity to the provinces motorway and road networks.

Description

The subject comprises an irregular shaped site, which is relatively flat in topography. The subject is accessed from the Gransha Road Roundabout, the Gransha Road and Rosstown Lane/Meadow. The site is bounded by hedgerows and concrete posts with wire mesh fencing. Several outbuildings are located on the site in addition to a bungalow and two storey house.

Site Area

The lands provide the following approximate areas:

Area	Acres	Ha
Entire Site	18.00	7.28
<b>Total (approx)</b>	<b>18.00</b>	<b>7.28</b>

Zoning

The lands are zoned for housing in the extant draft BMAP Plan for Bangor, with a minimum gross density of 25 dwellings per hectare and a maximum of 35 dwellings per hectare.

Sales Details

Price on Application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Title

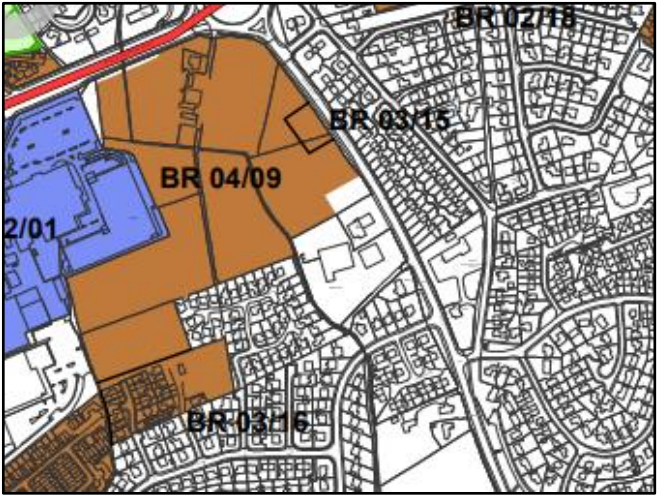
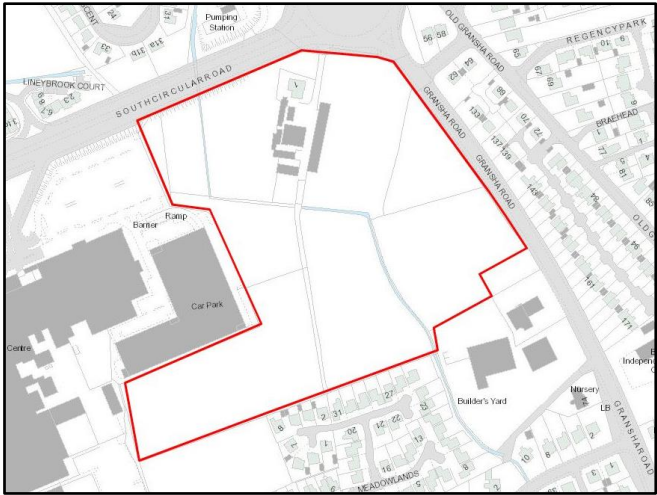
We understand the land is held freehold.

Services

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

EPC

A112 & E54 – certificates available upon request.



Inspections

Strictly by prior appointment with the selling agent.

Further Information/Viewings

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