FOR SALE

Development At,
The Salmon Leap, Castleroe Road,
Coleraine, BT51 3AF

Offers Over £750,000

Telephone 028 9066 8888
www.simonbrien.com
LOCATION

The development is located on the south side of Coleraine within the village settlement of Castleroe. The development is approximately 2 miles from Coleraine Town Centre and is situated on the Castleroe Road which is opposite the River Bann. The development sits on what was formerly the Salmon Leap Hotel, and is close to all the amenities Coleraine Town Centre has to offer including, shops, restaurants, schools and recreational facilities. There are also excellent transport networks to Ballymena, Londonderry and Belfast.

DESCRIPTION

The subject lands comprise the remaining unfinished and unbuilt properties in the popular Salmon Leap residential development.

The Salmon Leap development is set on a total site area of c. 5.6 acre. The development is made up of a mix of townhouses, apartments, semi detached and detached homes. At present the development has total of 71 units built and planning permission for additional 26 units. To date 57 units have been sold off individually within the scheme.

The 14 remaining units are all unfinished however they are each at different stages of construction. There is planning for a further 26 properties still to be constructed, consisting of townhouses and semi detached properties.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NO. OF UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>1</td>
</tr>
<tr>
<td>Apartments</td>
<td>7</td>
</tr>
<tr>
<td>Townhouses</td>
<td>4</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>2</td>
</tr>
<tr>
<td>Additional Planning For</td>
<td>26</td>
</tr>
</tbody>
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PLANNING

The subject lands benefit from a number of Reserved Matters Planning Approvals.

Planning Reference: C/2004/1348/F
- Re-development of Salmon Leap Site to housing development and roadways for private street determination.

Planning Reference: C/2007/0431/F
- Retrospective proposal for Salmon Leap Housing Development, change of unit types to site numbers: 5-15, 17-20, 27-36, 40-45, 56-60, 67-75, incorporating redesign of Apartments S & R and House Types: MD86, MD41, MD41E, 6, H, HA & MD96.

Planning Reference: C/2014/0003/F
- Change of house types from 17 No. apartments to 2 No. semi-detached houses to 8 No. semi-detached houses.
Planning Permission Granted: Friday 18th July 2014.

PRICE

Offers over £750,000

TERMS OF SALE

For Sale by Private Treaty

The criteria required from interested parties in placing an offer must include:
- Confirmation of name and address of proposed purchaser.
- Confirmation of offer level.
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level.
- Timescale to complete the purchase post acceptance of offer.
- Confirmation of solicitor who will represent purchaser.

VAT

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

TENURE

Assumed Freehold or Long Leasehold subject to nominal ground rents.

FURTHER INFORMATION

For further information please contact:
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Financial Advice
If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

Website
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