

FOR SALE

Land at Castle Gardens, Newtownards BT23 7NU

POTENTIAL DEVELOPMENT SITE OF C. 1.73 ACRES (STPP)



Commercial Real Estate
From every angle

OUTLINE FOR INDICATIVE PURPOSES ONLY



Commercial Real Estate
From every angle

FEATURES

Potential development site (STPP)

Approximately 1.73 acres

Convenient location close
to Newtownards town centre

Relatively level topography
with gated access

Outline for indicative purposes only

LOCATION

The property benefits from prominent frontage onto the A20 Portaferry Road, which is a primary arterial route. Newtownards is a well-established commuter town, approximately 13 miles east of Belfast.

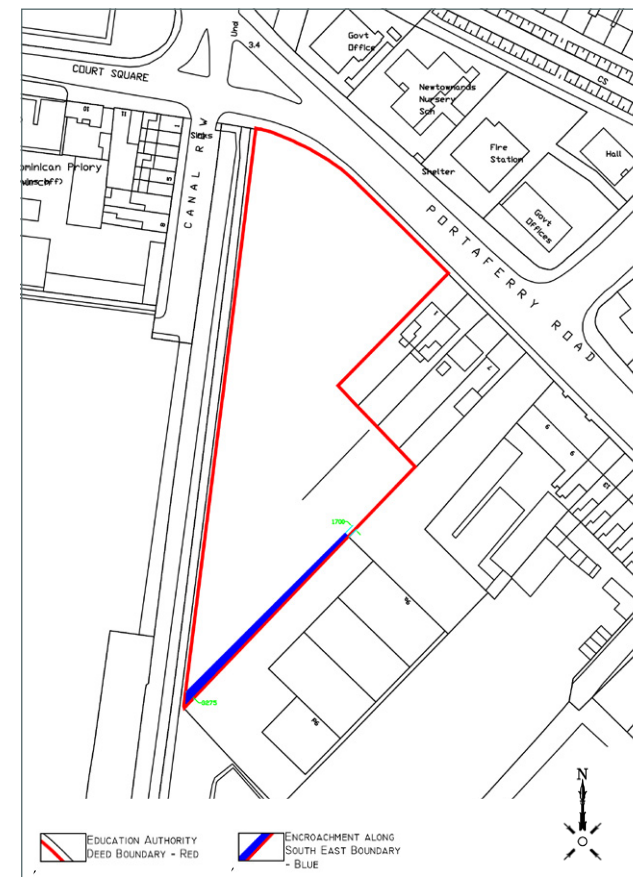
The site is close to the town centre and sits within a mixed-use setting benefiting from nearby residential neighbourhoods together with a range of local retail and other commercial occupiers.

DESCRIPTION

The subject land comprises a total area of circa 1.73 acres which is relatively level in topography. It is enclosed by metal paladin fencing and benefits from gated vehicular access from the Portaferry Road.

The site includes an area of hardstanding immediately inside the entrance, with the remainder clear of all former buildings. Existing boundaries are defined by perimeter fencing.

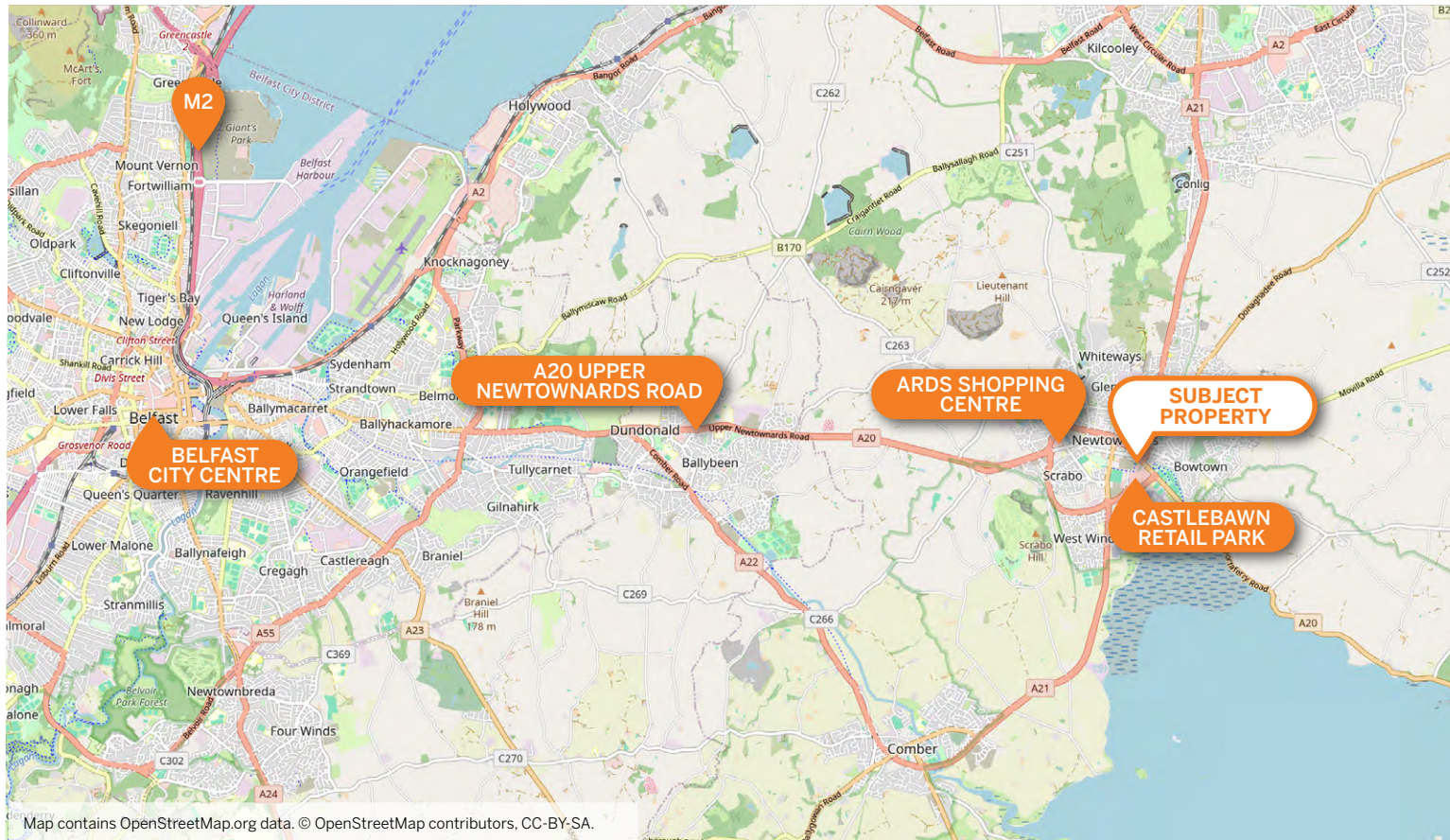
The site offers a regular configuration suitable for a range of potential commercial and residential development uses, subject to the necessary consents.





Outline for indicative purposes only

LOCATION



ACCOMMODATION

Site area of approximately 1.73 acres.

TITLE

The title pack is available on request.

PRICE

Price on Application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. 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.

REF 25377



Commercial Real Estate
From every angle

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Viewing strictly by appointment with the sole selling agent Ambit CRE

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