

FOR SALE

**Lambert
Smith
Hampton**



**745-747 Shore Road, Jordanstown,
Newtownabbey, BT37 0QB**

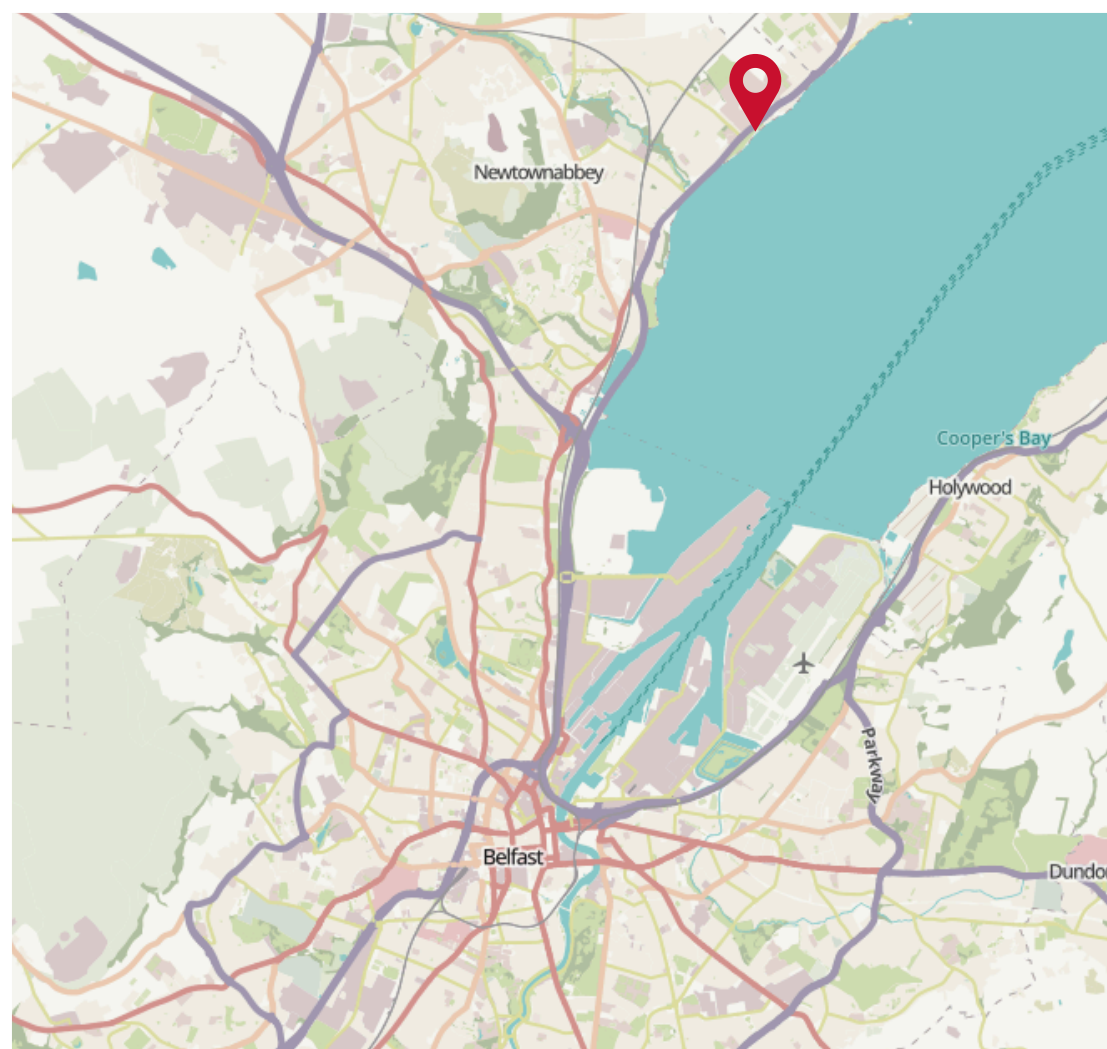
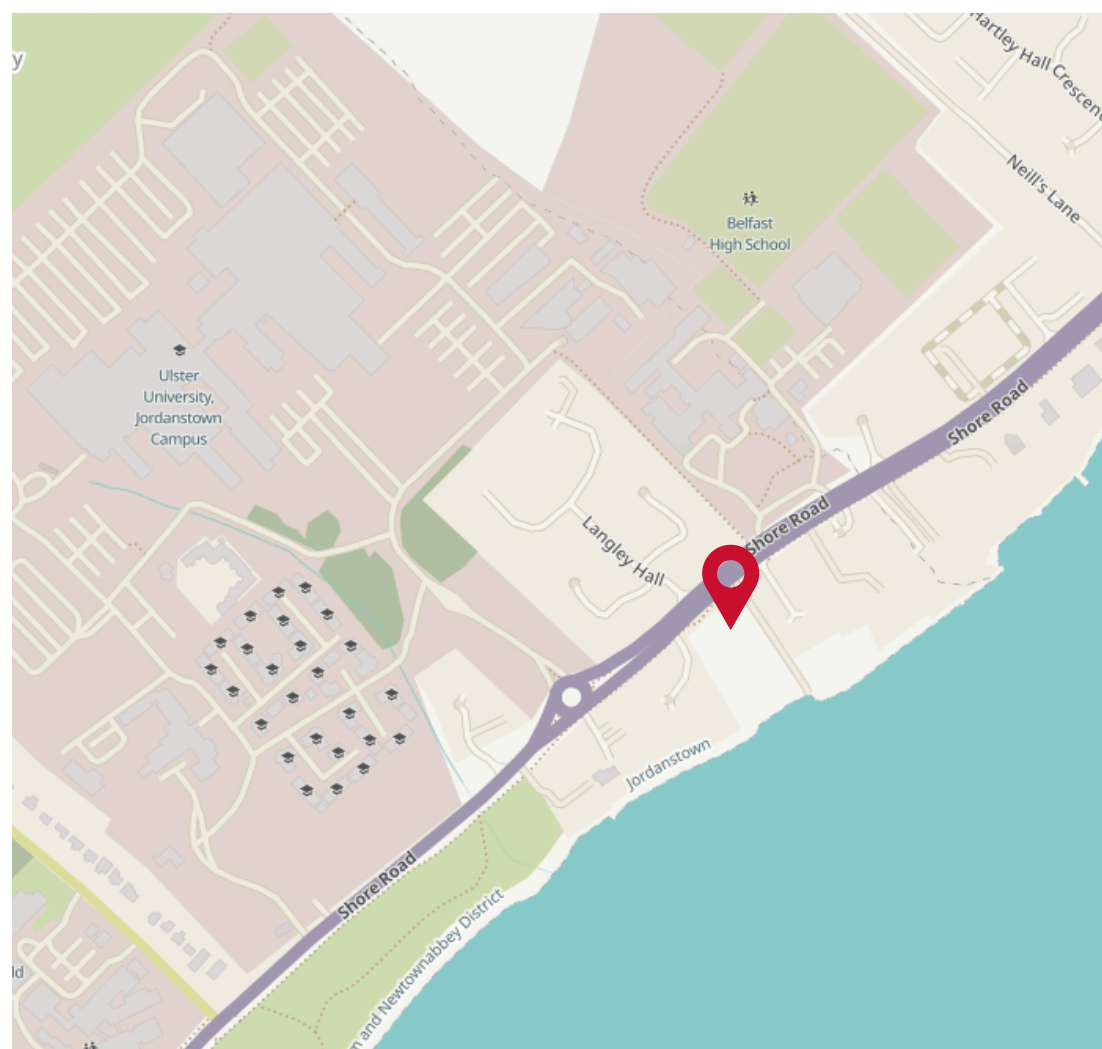
**Prime Shore Front Residential Development
Opportunity of approximately 1.58 acres
overlooking Belfast Lough**



SUMMARY



- Prime Freehold residential development site on Shore Road, Jordanstown extending to approximately 1.58 acres
- Attractive setting on the Lough Shore with uninterrupted sea views across Belfast Lough
- Excellent location on Shore Road, adjacent to Belfast High School and close to Ulster University Sports Complex
- Established and highly sought after residential location with premium pricing achieved given the extent of sea views available
- Immediate area is characterised predominantly by high quality housing fronting Belfast Lough
- Outline Planning Permission (LA03/2016/0317/O) was granted on 19th January 2017 for a Residential Development of 28 apartments across 4 blocks. This planning consent has now lapsed.
- Offers are invited in the region of **£1,000,000** for the Freehold interest in the lands



LOCATION

The subject site occupies a fantastic position on the Shore Road, Jordanstown, overlooking Belfast Lough. It is located on the southern side of the A2 Shore Road, close to the roundabout junction, providing access to the Ulster University Jordanstown Sports Village. Jordanstown is located approximately 8 miles north of Belfast City Centre, 1 mile south west of Greenisland and 5 miles south of Carrickfergus. In recent years it has benefitted from A2 road improvement works and is within easy access to the M2 Motorway to the north and the M5 motorway to the south.

Jordanstown and the surrounding area is a highly popular and long established residential location due to its attractive and picturesque setting on the Lough Shore with its proximity to Belfast. There is a host of recreational amenities within the surrounding area including a number of golf courses including Greenisland, Fortwilliam and Carrickfergus. Excellent primary and post primary schools are located nearby, with Belfast High School located opposite and only a few minutes walk away. Nearby train stations are close by at both Jordanstown and Greenisland, with a journey time of approx. 15 minutes to Belfast City Centre.



DESCRIPTION

The subject site extends to approximately 0.64 hectares (1.58 acres) and occupies an attractive setting with uninterrupted views onto Belfast Lough. Surrounding land use is predominantly residential dwellings, ranging from detached housing developments to apartment developments. A relatively new build development of detached houses known as Watermans Point is located adjacent to the eastern boundary of the site, with Lonsdale Court (detached houses) located to its western boundary. The Langley Hall residential development, comprising large detached family homes, is located opposite on the other side of the A2 Shore Road.

The site is rectangular in shape with frontage of 60 metres onto Shore Road and a depth of 110 metres.

Most of the site (approximately two thirds) is flat and capable of development. The remaining third, which extends to 0.37 acres, falls away towards the Lough and is within the Rivers Agency Floodplain and will not be developed (see indicative site layout plan overleaf). The net development area of the site therefore extends to approximately 1.21 acres.





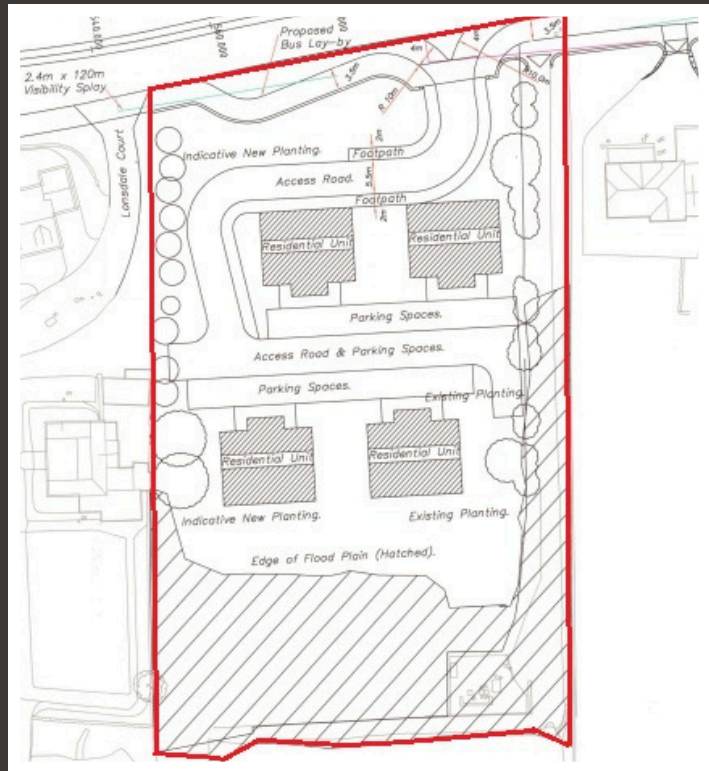
PLANNING

The site was granted Outline Planning Permission on 19th January 2017 for a Residential Development comprising 28 apartments over 4 detached buildings.

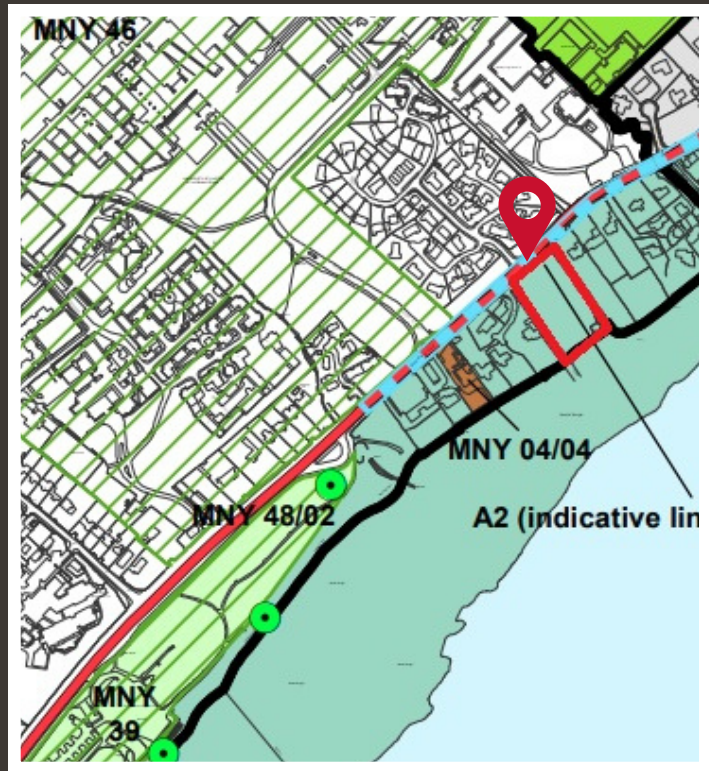
Planning Reference: LA03/2016/0317/O. This was a renewal of a previous planning consent granted on 16th May 2003 - Planning Reference: U/2012/0178/O. A link to the most recent planning application is found [here](#).

Under the Belfast Metropolitan Area Plan (BMAP) the lands are identified as lying within the development limit but with no specific zoning; otherwise known as “Whiteland.”

A planning information pack for both of these consents is available on request from the agent. Interested parties should satisfy themselves as to any planning matters.



Planning Reference: LA03/2016/0317/O



BMAP Zoning Map with subject lands indicatively outlined in red



RESIDENTIAL MARKET COMMENTARY

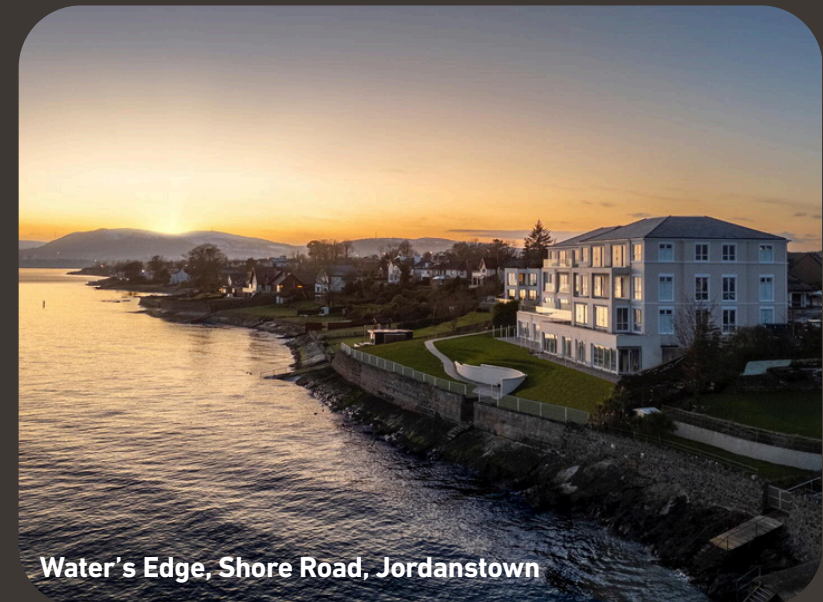
The Northern Ireland residential property market continues to exhibit strong fundamentals, supported by sustained buyer demand, relative affordability and an ongoing shortage of available housing stock. According to the latest PropertyPal Housing Market Update (Q1 2026), average residential sale prices increased by 5.0% year-on-year to £237,285, with demand remaining exceptionally strong as enquiries per property rose by 27% compared with the same period in 2025. The report also highlights that approximately 5,900 properties reached sale agreed status during the first quarter of 2026, demonstrating continued market activity and purchaser confidence.

Market performance is further supported by findings from the Ulster University Quarterly House Price Index (Q1 2026), which reported a weighted average house price of £224,607, representing annual growth of 5.2%. The report notes that Northern Ireland's housing market has remained relatively stable, benefiting from a resilient local economy, continued employment growth and demand levels that remain robust across most property sectors and locations.

A defining characteristic of the market continues to be the imbalance between supply and demand. While resale stock levels have improved modestly, the supply of new housing remains constrained by planning delays, infrastructure capacity issues and elevated construction costs. PropertyPal reports that new home delivery remains well below historic levels, with structural supply constraints continuing to limit housing output across the region. As a result, competition for high-quality homes remains strong, helping to support price growth and market resilience.

Jordanstown and the surrounding area is a highly popular and long established residential location due to its attractive and picturesque setting on the Lough Shore with its proximity to Belfast. The subject lands are located just 1 mile southwest of the newly constructed 'Water's Edge' scheme comprising 18 modern, high-end apartment and penthouses developed by Hagan Homes. These units are achieving prices of £450,000 + demonstrating the premium commanded by high end residential units offering uninterrupted sea views over Belfast Lough.

Looking ahead, the outlook for the Northern Ireland housing market remains positive. Despite ongoing economic uncertainty and the potential impact of interest rate movements on affordability, the region continues to benefit from favourable demographics, comparatively affordable house prices and an undersupply of housing. Consequently, well-located residential developments are expected to continue attracting strong purchaser interest, with market conditions likely to remain supportive throughout the remainder of 2026.



Water's Edge, Shore Road, Jordanstown



For Further Information

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TITLE

We are advised that the subject property is held by way of effective Freehold title.

NI Water: A Pre-Development Enquiry (PDE) was submitted to NI Water. A copy of the PDE response by NI Water is available on request to the agent.

VALUE ADDED TAX

We are advised that the property is not opted for tax therefore VAT will not be payable in addition to the purchase price.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

ASKING PRICE

Offers are invited in the region of **£1,000,000 (One Million Pounds)** for the Freehold interest in the lands.

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