

# For Sale Prime Lands extending to c. 14.6 acres

Lands at Martello Drive, Holywood BT18 0DQ



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Holywood BT18 0DQ

## SUMMARY

- Potential development lands overlooking the peaceful shores of Belfast Lough.
- Comprises a land parcel extending to c. 14.6 acres (5.9 hectares).
- Accessed from Martello Drive, Holywood.
- Perfectly positioned providing ease of access to Holywood, Crawfordsburn and Belfast.
- Close to Helen's Bay, Royal Belfast Golf Club, Ulster Folk & Transport Museum & Culloden Estate & Spa.
- May be suitable for a range of development opportunities, subject to obtaining any statutory planning consents.



Not To Scale. For indicative purposes only.

## Lands at Martello Drive, Hollywood BT18 ODQ

### LOCATION

The subject lands are situated in the desirable village of Seahill, Hollywood, enjoying an elevated position overlooking the shores of Belfast Lough, with stunning scenery and serene sea views.

Both parcels are conveniently accessed via Martello Drive, off Seahill Road, which connects to the Belfast Road (A2), the main transport route linking Belfast and Bangor.

Seahill Rail Halt	0.2 miles
Culloden Estate & Spa	1.8 miles
Royal Belfast Golf Club	1.8 miles
Spar Torgrange	2.5 miles
Royal North of Ireland Yacht Club	2.5 miles
Crawfordsburn Country Park	3.4 miles
Hollywood.	3.8 miles
Redburn Country Park	4.7 miles
Bangor	5.0 miles
Hollywood Exchange	5.3 miles
Bangor Aurora Aquatic & Leisure Complex	5.7 miles
George Best Belfast City Airport	5.9 miles
Belfast City Centre	9.3 miles
Belfast International Airport	26.4 miles



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## Lands at Martello Drive, Holywood BT18 0DQ

### DESCRIPTION

Ideally situated with an abundance of attractions nearby, the village of Seahill offers an exceptional lifestyle surrounded by scenic beauty, engaging activities, and a wealth of local amenities. From the prestigious Culloden Estate and Spa and the golden sands of Helen's Bay to the manicured fairways of the Royal Belfast Golf Club and the fascinating exhibits at the Ulster Folk and Transport Museum, the area is rich in leisure opportunities. Residents can also enjoy the tree-lined trails of Crawfordsburn Country Park and a range of recreational pursuits, offering something for everyone.

A host of essential amenities can be found close at hand, including excellent sport and leisure facilities, highly regarded primary and secondary schools, charming boutiques, and an impressive selection of cafés, pubs, and restaurants. Conveniently located nearby, Seahill Rail Halt provides superb transport connections to Belfast City Centre and beyond, making daily commuting both simple and efficient.



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## Lands at Martello Drive, Holywood BT18 0DQ

### DESCRIPTION

The lands are currently laid in grass with mature trees and shrubbery.

### PLANNING

Based on our research, there are no records of any current or historic planning permissions relating to the subject lands. The lands are located outside the defined settlement development limits of Seahill and Helen's Bay, within a designated Rural Landscape Wedge.

All interested parties are advised to obtain independent planning advice.

### TITLE

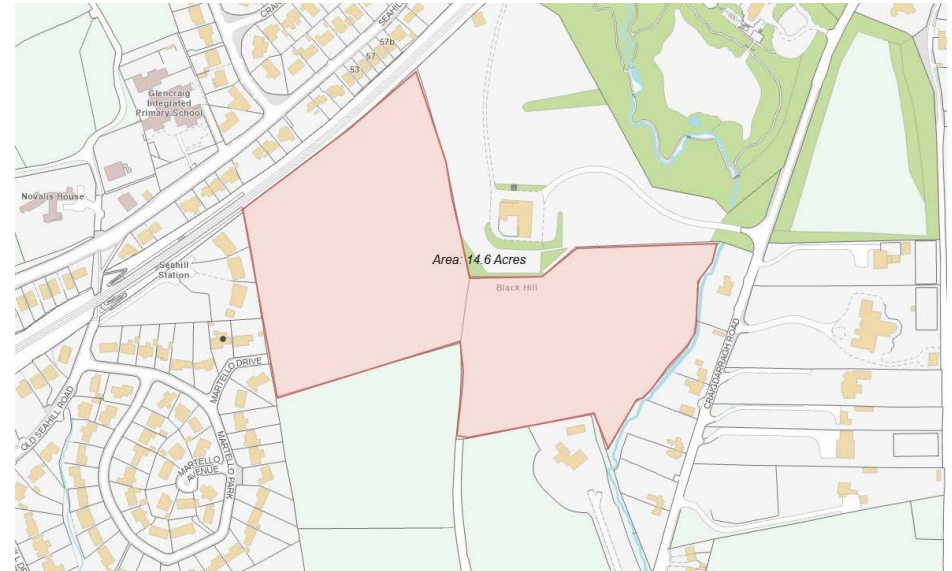
Assumed freehold/long leasehold.

### PRICE

Offers are in the region of £585,000.

### VAT

All figures quoted are exclusive of VAT, which may be payable.



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# FRAZER KIDD

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