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CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE

FOR SALE

Potential Residential Development land extending to c. 15.5 acres (6.32 hectares)

Ballygomartin Road / West Circular Road, Belfast BT13 3LD

LOCATION

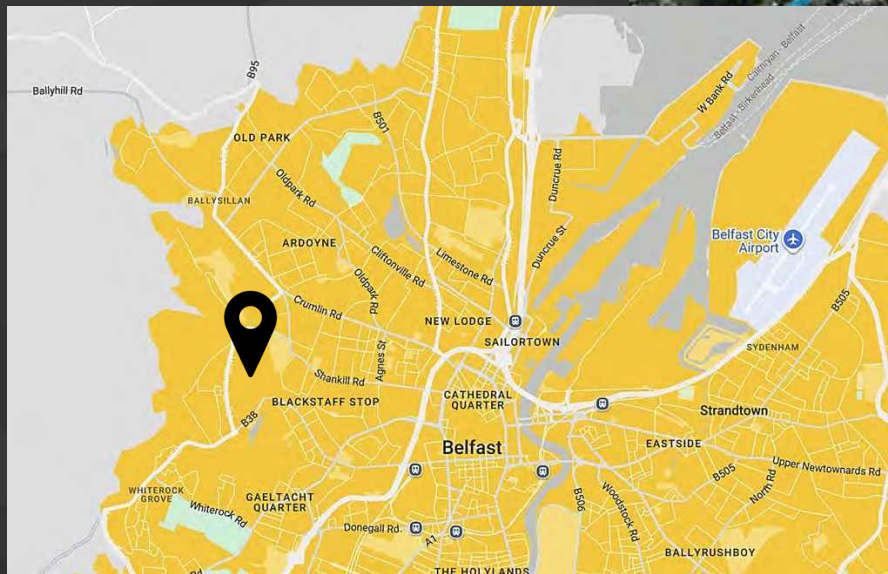
The subject lands are located in North Belfast, in an area of the City which is currently enjoying considerable rejuvenation as Belfast grows to meet the expanding population and success as the Provinces Capital City and seat of its devolved Government.

The lands are located c. 3 miles north west of Belfast city centre and have frontage onto both the West Circular Road and the Ballygomartin Road.

The neighbourhood comprises a mix of land uses, being predominately private housing, and complimented by leisure facilities including the adjoining Woodvale Park.

Nearby retail provision includes a Tesco store, local shops including health and beauty, food outlets including a recently developed Mc Donalds, and further developments include a new PFS and foodstore at West Circular Road.

Both primary and secondary schooling facilities are convenient.



DESCRIPTION

The subject lands comprise of c. 15.5 acres of 6.32 hectares.

The lands are considered well suited to mixed tenure housing which, when developed, would much alleviate the current scarcity of housing within the local and wider area.



C. 10 MINS DRIVE TO
BELFAST CITY CENTRE



CONNECTIVITY

M1 AND M2 MOTOR-
WAYS NEARBY VIA
WESTLINK



PUBLIC TRANSPORT

REGULAR METRO
SERVICES IN CLOSE
PROXIMITY



C. 15 MINS DRIVE TO
BELFAST GEORGE BEST
CITY AIRPORT

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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with the selling agents. 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.

SITE AREA

The subject site extends to c. 15.5 acres (6.32 hectares).

ZONING /PLANNING

The lands are located within the development limits of the Belfast Metropolitan plan and are currently land zoned for housing.

Historical planning consents on the land include Ref Z/2008/2057/F which gave consent for "Infilling of land and culverting works of Forth River (retrospective) and proposed erection of 247 residential units comprising 117 no. townhouses, 68 no. mews dwellings, 14 semi-detached dwellings and 48 no. apartments, new access and right turning lane at West Circular Road, associated car parking, open space and improvements to Woodvale Park [amended description and plans]".

Further details of this planning consent and technical reports are available on request.

SALES DETAILS

PRICE: Offers in the region of £1,750,000

TITLE: Mixture of freehold and long leasehold titles

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

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

PLEASE NOTE: A small portion of the subject lands is currently occupied by Belfast City Council by way of a licence agreement which can be terminated by serving not less than 2 months written notice—full copy of agreement available upon request.

TITLE / LEGAL

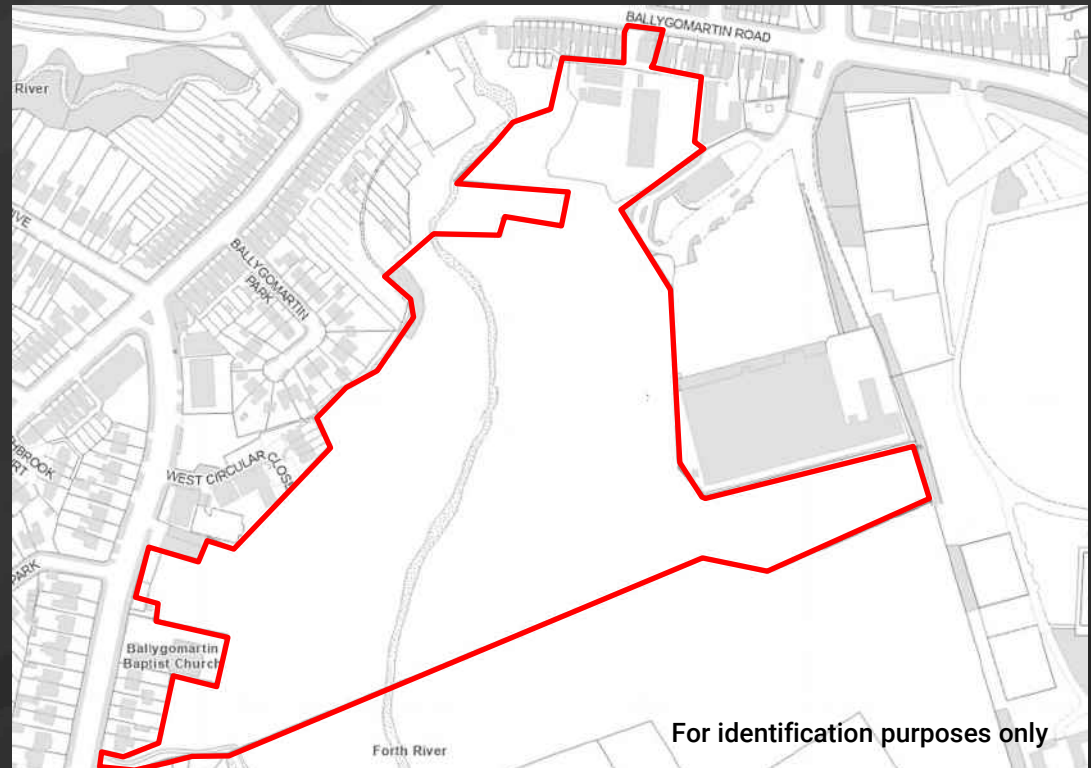
For title / legal queries please contact:

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Views over the subject lands



For identification purposes only



Views over the subject lands

FURTHER INFORMATION

For further information / viewing arrangements please contact:

JOINT AGENTS

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The agents for themselves and for the Vendors of this property give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle or Cushman & Wakefield NI have any authority to make or give any representation or warranty in relation to this property. (iv) Services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise.