

Former Cabin Hill School, 570 Upper Newtownards Road, Belfast, BT4 3LD

For Sale - Prime Residential Development Opportunity

Former Cabin Hill School and surrounding land set in approx. 7.7 acres of mature grounds

Full Planning Permission for 78 No. residential units



Boundary for indicative purposes only

simon
BRIEN
RESIDENTIAL

Lambert
Smith
Hampton

Summary

- Prime Residential Development Opportunity in East Belfast.
- Site Area - approximately 7.7 acres (3.1 hectare).
- Quiet secluded site with Full Planning Permission for 78 No. residential units.
- Unique location in the Belmont suburbs, close to Stormont Estate.
- Excellent transport links into Belfast City Centre.
- **We are instructed to seek offers in excess of £5,000,000 (Five Million Pounds Sterling), exclusive.**

Location

Cabin Hill enjoys a prime location in the Belmont suburb of East Belfast, just off the Upper Newtownards Road (A20) and close to its junction with Castlehill Road. It's location is undoubtedly one of Belfast's most desirable and most rapidly developing suburbs.

Surrounding land uses are primarily low to medium density housing with Campbell College located to the rear. Some of the country's most prestigious and successful schools are in close proximity to include Campbell College, Strathern Girls School, Our Lady and St Patrick's College and Bloomfield Collegiate Girls Grammar School. Other notable landmarks in the immediate area include the prestigious Parliament Buildings at Stormont, Stormont Castle and its vast grounds at Stormont Estate, Ulster Hospital, Stormont Hotel and Civil Service Playing Fields.

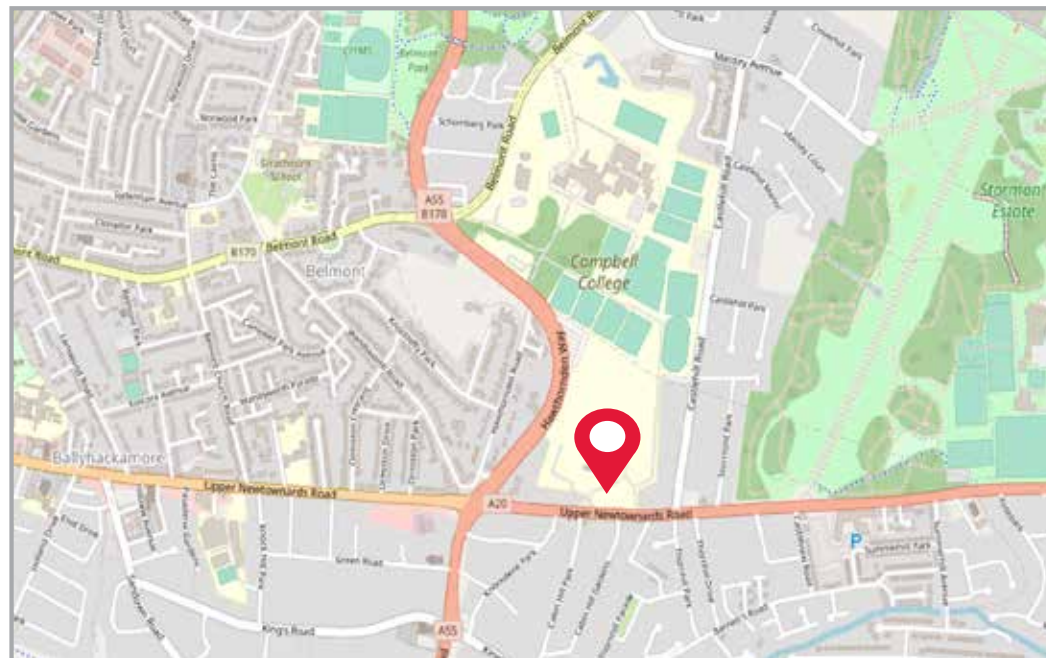
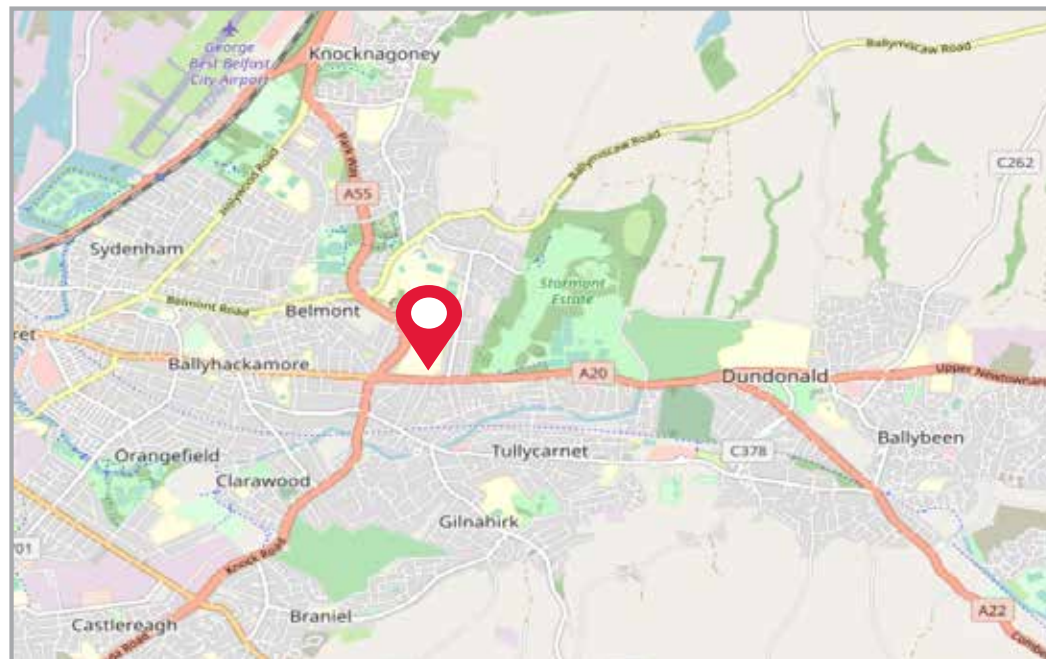
There is a wealth of amenities in close proximity. Neighbourhood shopping and a vast range of stylish eateries, bars and boutiques are nearby at the popular Ballyhackamore and Belmont villages.

The area benefits from excellent commuter routes into Belfast City Centre to include the Glider route on Upper Newtownards Road. In addition, the site is within close proximity to Belfast City Airport, being only a 5 min drive away (2.8 miles).

Description

The subject site comprises a unique and extensive land holding of approximately 7.7 acres, accessed off Upper Newtownards Road.

The former Cabin Hill School, a Grade B2 listed building, along with various ancillary former School Buildings are located on the site and are ripe for re-development. The surrounding land is set in an attractive mature site which includes a walled garden and mature trees.



For identification purposes only

Planning

CABIN HILL HOUSE

Full Planning Permission was granted on 19 June 2019 (Ref: LA04/2018/2863/F) for the conversion and restoration of the former preparatory school to 12 No. private apartments. Associated Listed Building Consent (Ref: LA04/2018/2862/LBC) was also granted on 19 June 2019.

SURROUNDING DEVELOPMENT LANDS

The surrounding development lands was granted outline Planning Approval on 1 December 2004 (Ref: Z/2003/2938/O) for residential development. Reserved Matters Planning Approval was granted on 23 June 2009 (Ref: Z/2007/2069/RM) for the development of 66 No. houses. (2 x Detached, 6 Semi-Detached, 26 Townhouses and 32 Apartments).

The entire site therefore has Full Planning for 78 No. residential units.

A detailed architectural pack in relation to these planning approvals are available within the online data room.



Access

Access to the site via the Upper Newtownards Road was granted full consent on 21 September 2020 (Ref: LA04/2020/0792/F). This access was granted as a result of the realignment of the Upper Newtownards Road for the Glider Rapid Transport System and is granted to serve the previous residential development approvals granted for 78 No. residential units.



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Price

We are instructed to seek offers in excess of £5,000,000 (Five Million Pounds Sterling), exclusive.

Title

The property is held long leasehold for a term in excess of 9,800 years at a ground rent of £196 per annum. The property may only be used for private dwelling houses.

Further details or any queries on title and contract can be provided by the vendors solicitor:-

Carson McDowell LLP
Murray House
Murray Street
Belfast
BT1 6DN

Contact: Rosemary Carson
Tel: 02890 348806
Email: rosemary.carson@carson-mcdowell.com

Conditions of Sale

The disposal will be subject to the following conditions of sale:

1. Should the purchaser wish to alter the current residential planning approval to a different scheme, formal approval by the Vendor is required.
2. In any revised scheme which a purchaser may consider, the maximum number of residential units will be limited to 78no units, as per the current planning approval.
3. The purchaser will be required to construct an access road to the vendors rear boundary to an agreed specification. The vendor will have an unreserved right over this access road for future development or any other purposes. This main access road is to be constructed by the purchaser within 36 months of completion of the sale.
4. The purchaser will be required to grant the vendor access to the plot of undeveloped land due west of the main access point off Upper Newtownards Road.

Data Room

A secure data room with additional property specific and title information is available to prospective purchasers to undertake further due diligence in addition to the marketing material, with access granted at the discretion of the vendor.

Value Added Tax

We are advised VAT is not applicable.

Viewing Details/Further Information

For further information please contact:



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