

# FOR SALE

150 Knock Road,  
Belfast, BT5 6QD




Please note this image is for illustrative purposes only.

**Prime Residential Development Site**  
**Extending To Approximately 1.7 Acres**  
**Offers Over £1,250,000**

INTRODUCTION

This exceptional and prominent development site, situated on the A55, has superb convenience to Cherryvalley, Ballyhackamore and the City Centre. Overlooking Shandon Park Golf Club, this is a rare opportunity to acquire a site in an area where there has been a continually increasing demand for private dwellings.

East Belfast and Ballyhackamore in particular has seen much investment in recent years with a variety of new restaurants, shops and cafes creating a highly desirable living environment and village feel. This prime location offers a choice of excellent Primary and Secondary Schools, recreational, sports, leisure and shopping facilities adding to the already considerable appeal of the area.



Department of the Environment  
www.doeni.gov.uk

APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: Z/2011/0426/F

Date of Application: 30th March 2011

Site of Proposed Development: 150 Knock Road  
Belfast  
BT5

Description of Proposal: Demolition of petrol filling station. Development of residential scheme comprising 2 No. apartment buildings containing 52 No. units, basement and surface car parking, and landscaping

Applicant: Henderson Retail Ltd

Address:

Agent: JUNO Planning & Environmental Ltd

Address: 322A  
Ormeau Rd  
Belfast BT7 2GE

Drawing Ref: 01C, 02C, 03, 04, 05, 06A, 07A, 08A, 09A, 16D, 21,

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

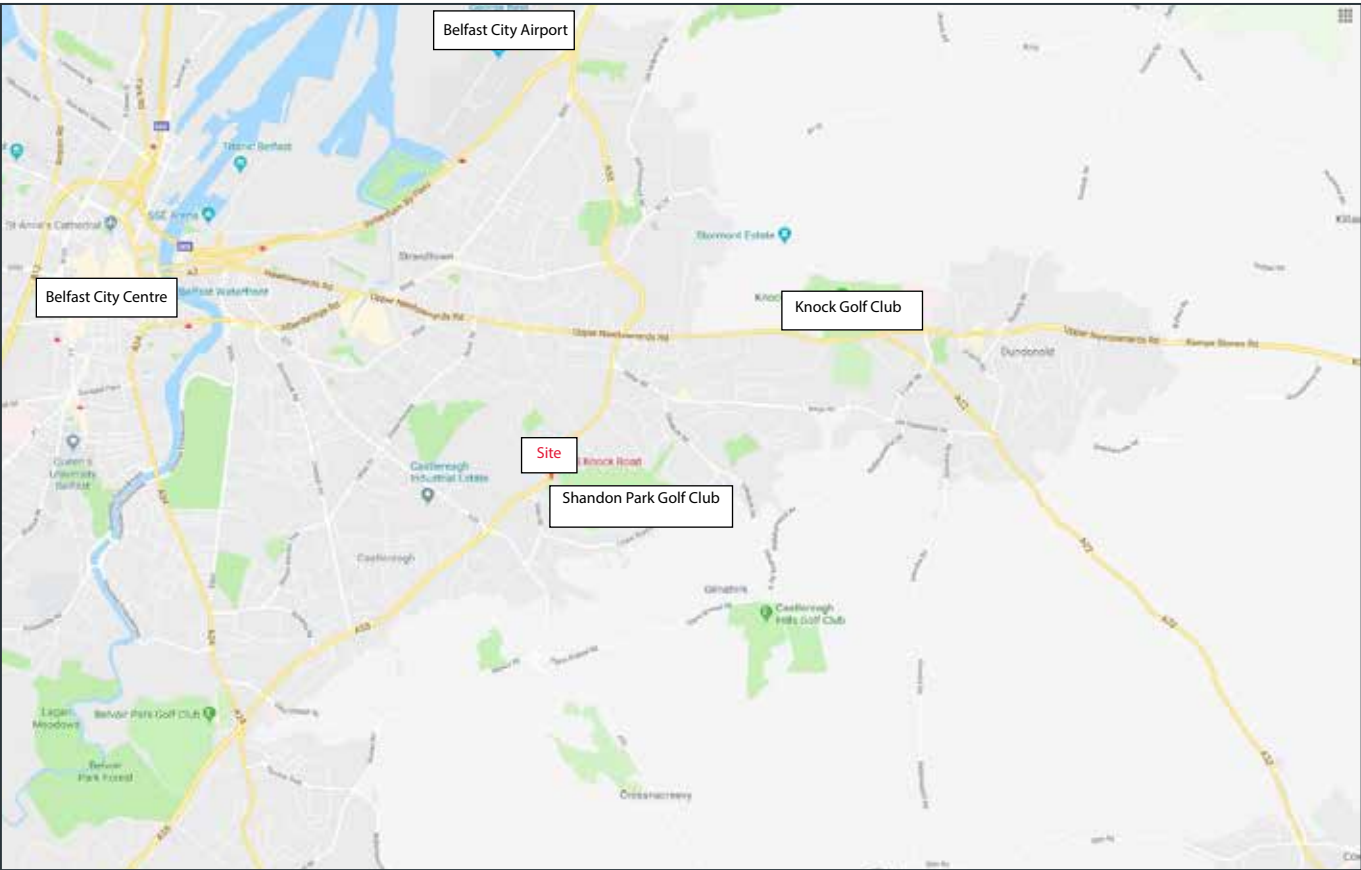
1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the

Application No. Z/2011/0426/F

BLF

LOCATION

The location is ideal for families and commuters due to the accessibility of the site.



- Belfast City Centre: 3.8 miles
- Shandon Park Golf Club: 0.6 miles
- Knock Golf Club: 2.4 miles
- Ballyhackamore: 1.1 miles
- Belfast City Airport: 3.7 miles
- Forestsde Shopping Centre: 3.9 miles



SITE & PLANNING

The site extends to approximately 1.7 acres. Full Planning ref: Z/2011/0426/F (expiry 29th March 2018) has been granted for the demolition of the filling station and erection of 2 No. apartment buildings containing 52 No. units, basement and surface car parking and landscaping. Further information on the current planning consent is available on request.



EXISTING SITE LAYOUT UNDER CURRENT PLANNING APPLICATION



DEVELOPMENT PROPOSAL

While the site benefits from full planning for 52 apartments, a revised housing layout for the site is more appropriate for current and forecast markets. An alternative indicative scheme has been considered and can be discussed at request but should be considered for reference only. Any interested parties must satisfy themselves in relation to their own opinion on the onward development proposal and planning status.



PERSPECTIVE VIEW



SCHEDULE OF ACCOMMODATION	
2 No DETACHED (4 BED) @ 1300 Sqft	
6 No 3 BED SEMI-DETACHED @ 1100 Sqft AND 2 No 4 BED SEMI-DETACHED @ 1300 Sqft	
72 No APARTMENTS (2 BED) @ 900 Sqft	
22 No TOTAL	

RESIDENTIAL DEVELOPMENT 150 KNOCK ROAD BELFAST  
2042 PROPOSED SITE PLAN

DIMENSIONS CHARTERED ARCHITECTS  
02890705965 arch@dimensions-ltd.com

PROPOSED SCHEDULE OF ACCOMMODATION		
Unit No	Description	Unit Size Sq Ft
1	Semi Detached Villa	1,100
2	Semi Detached Villa	1,100
3	Semi Detached Villa	1,100
4	Semi Detached Villa	1,100
5	Detached	1,300
6	Detached	1,300
7	Semi Detached Villa	1,100
8	Semi Detached Villa	1,100
9	Semi Detached Villa	1,300
10	Semi Detached Villa	1,300
11	Apartment	900
12	Apartment	900
12a	Apartment	900
14	Apartment	900
15	Apartment	900
16	Apartment	900
17	Apartment	900
18	Apartment	900
19	Apartment	900
20	Apartment	900
21	Apartment	900
22	Apartment	900

## ASKING PRICE

Offers Over £1,250,000.

## VAT

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

## TENURE

Assumed Freehold or Long Leasehold subject to nominal ground rents.

## FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact David Best on 02890 428989 or email [dbest@simonbrien.com](mailto:dbest@simonbrien.com).

## TERMS OF SALE

The Lands are being offered For Sale by Private Treaty.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon exchange of contracts
- N.B There is currently a car wash operating on the site under a now expired license agreement. The site will be sold with the tenant in situ. A copy of the agreement is available on request.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at **[www.simonbrien.com](http://www.simonbrien.com)**



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



**simonBRIEN**  
RESIDENTIAL

REF: AM/K/17/AN



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