

DEVELOPMENT SITE – FOR SALE

CBRE NI
PART OF THE AFFILIATE NETWORK

475-487 CRUMLIN ROAD, BELFAST, BT14 7DX



DEVELOPMENT SITE – FOR SALE

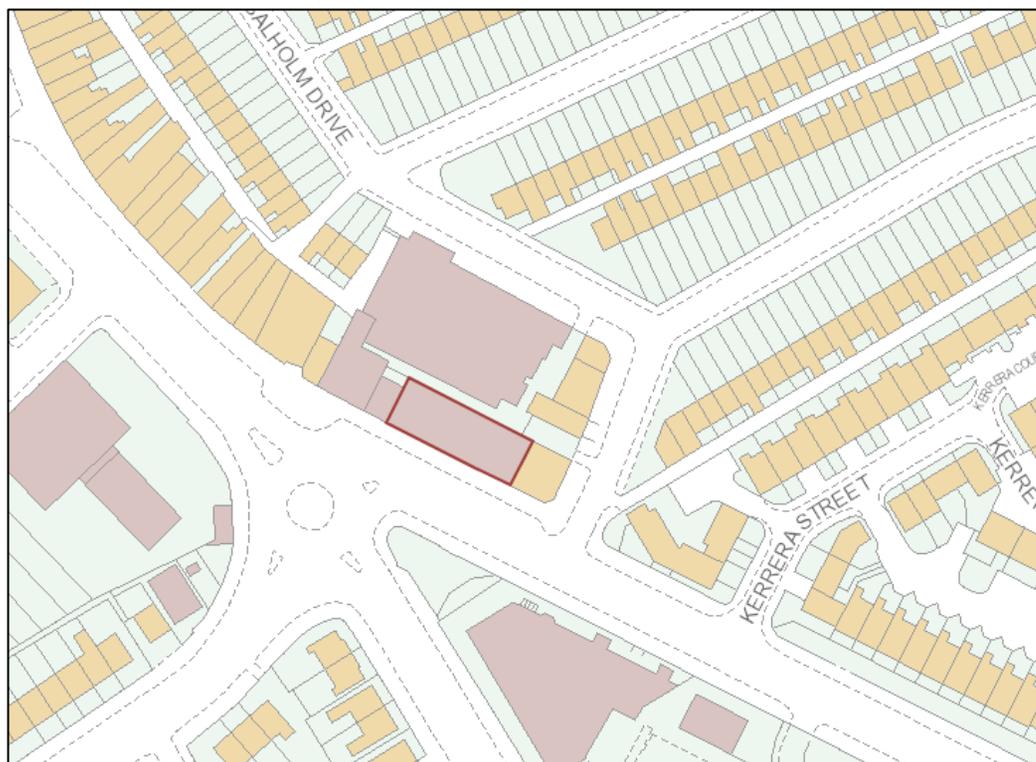
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Key Benefits

- Full Planning Permission for development of 7 no. 3 bed townhouses.
- Prominent location located on the Crumlin Road.
- Maybe suitable for social housing

Location

The subject site is located on the Crumlin Road on the corner of the Crumlin at the junction of Woodvale Road, and Twaddell Avenue, approximately 2.4 miles from the city centre. Land use in the area comprises primarily of commercial properties fronting the Crumlin Road with residential properties in the surrounding streets and avenues. The site is situated close to the Mater Hospital and a range of local shops and services.



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Proposed Elevations



like		Architects & Project Management	
		3 South Street West Belfast BT1 5JY Tel: +44(0)28 9027 8000 Fax: +44(0)28 9027 8010 www.likearchitects.co.uk	
Project title: Proposed Development : 469 - 487 Crumlin Road			
Drawing title: Proposed Elevations			
Drawn by: CVJ	Approved: GSD	Date: 13.11.18	Scale: 1:500 @ A1
Cost source:	Work:	Rev:	Revision no.:
1165-02	P-300		D

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Description

The subject consist of a former Public house fronting on to Crumlin Road. The site benefits from Full Planning Permission ref - LA04/2021/0264/F, for demolition of existing public house and erection of 7 no. dwellings (social housing), planning was approved on 25th February 2022.

Title

Assumed freehold or long leasehold subject to a nominal ground rent.

Asking Price

We are inviting offers in the region of £225,000 exclusive.

VAT

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

Contact Us

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Site Area

We have calculated the site area as 0.1 acre.

