



LADY ISHBEL

PLACE



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Full of charm
and Steeped
in History



Immersed in a wealth of rich culture and fascinating history, Lady Ishbel Place at Belvoir Park incorporates the classical appeal of striking Edwardian architecture into the perfect living environment for any modern homeowner.

Situated in the established Belvoir Park development and surrounded by some of South Belfast's most beautiful landscapes, Lady Ishbel Place is intended to reflect the traditional design and construction of the surrounding buildings, from which it takes its inspiration. Notably, Lady Ishbel Place combines the best of both worlds in its ability to replicate captivating elements of the past, all the while maintaining a sense of contemporary living in a newly erected building.

Throughout previous restoration works, the impeccable refurbishment of the original Edwardian buildings paved the way for the seamless incorporation of the old and the new into unique living spaces. Lady Ishbel Place offers the once-in-a-lifetime opportunity to connect with history within the Belvoir Park development, featuring 14 spacious semi-detached family homes and 2 immaculately designed apartments, all finished to a superb specification. Boasting spacious accommodation and integrating high-quality, modern fixtures at every opportunity within the homes, these exceptional properties are the perfect choice when it comes to contemporary city living whilst encompassing significant features of the past.

Not only enabling residents of Belvoir Park to truly appreciate the beauty of momentous architecture, this exclusive site also imitates the natural attraction of the surrounding rural landscape. Residents of Lady Ishbel Place are guaranteed the experience of countryside living, all the while remaining a short distance from Belfast City Centre.



1. Forestside Shopping Centre, Upper Galwally, Belfast
2. Shaws Bridge & Barnett Demesne
3. Belvoir Park Golf Course
4. Victoria Square, Belfast City Centre
5. Maxol / Spar, Milltown Road, Belvoir
6. Grand Central Station, Belfast
7. Commercial Court, Belfast City Centre
8. Queen's University, Belfast



Uncompromised living in an unparalleled location

Perched in a location which boasts a multitude of notable landmarks, exciting activities, and breath-taking scenery, residents of Lady Ishbel Place can rest assured that there is plenty to appreciate within the local area. From a wealth of high-street boutiques and convenience stores in the city centre, to an array of trendy cafés and restaurants dotted throughout the Lisburn Road and Ormeau area, residents of Lady Ishbel Place don't have far to travel in order to witness the appeal of city life. Located nearby, the thriving Queen's Quarter is host to a range

of prominent attractions, including Queen's University Belfast, Botanic Gardens and the Ulster Museum.

Surrounded by a variety of stunning outdoor spaces, it goes without saying that Lady Ishbel Place is perfectly positioned for those who love spending time in nature. With the notable Belvoir Park Forest, picturesque Lagan Meadows and stunning Sir Thomas and Lady Dixon Park all situated just a stone's throw away, residents of Lady Ishbel Place will find themselves with unparalleled access to the great

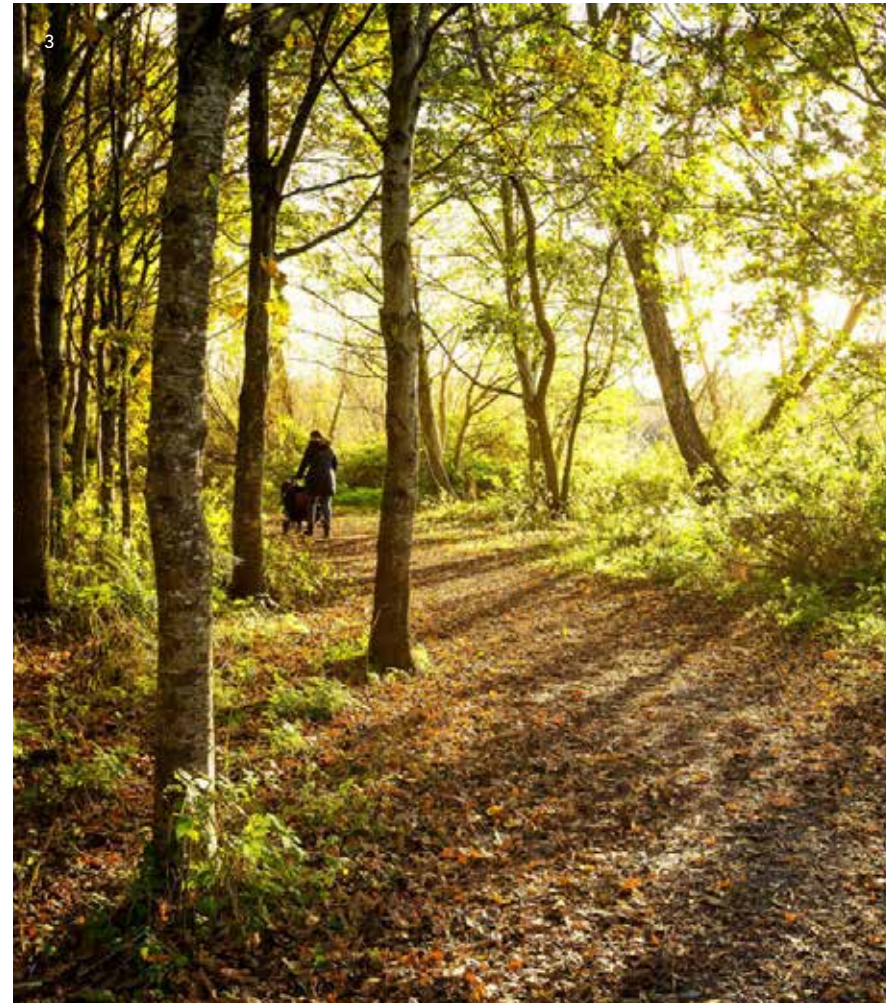
Showcasing the very definition of stylish and elegant living in an accessible location, Lady Ishbel Place will undoubtedly appeal to a wide variety of buyers searching for the all-important balance between comfort and convenience.

outdoors, right from their very own doorstep.

With an ideal location comes easy access to exceptional transportation links. Thanks to Belfast's excellent public transport network, and the convenience of the nearby motorway links, travel has never been easier for those making the daily commute into the city centre and beyond. For those travelling further afield, George Best City Airport can also be found just a short drive away.



Surrounded by a variety of stunning outdoor spaces, it goes without saying that Lady Ishbel Place is perfectly positioned for those who love spending time in nature



1. Malone Golf Club, Belfast
2. Colin Glen Forest Park
3. Belvoir Park Forest
4. Palm House , Botanic Gardens, Belfast

Multi Award Winning Home Builders

“We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of.”

Martin Brannigan; MD & Founder of Alskea



With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since it's inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Lady Ishbel Place?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas-fired central heating ensure warmth and efficiency.

Warranty: Ten-year structural warranty provided by NHBC for Lady Ishbel Place.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

- Pavilion Seven – Belvoir Park
- Ben Eadan Wood – Belfast
- Pavilion Eight – Belvoir Park
- Cromlyn Wood – Hillsborough
- Admin House – Belvoir Park
- West House – Belvoir Park
- Hazelbank House – Belvoir Park
- Oakfield Park – Jordanstown
- Demesne Mews – Holywood
- Demesne Manor – Holywood
- Seahill – Holywood
- Foxleigh Wood – Lurgan
- Balmoral Park Mews – Belfast
- Ferny Park Gardens – Donaghmore
- The Chapel – Belfast
- Eden Wood – Belfast
- Finaghy Park Gardens – Belfast
- Donegall Park Gardens – Belfast
- Forest Gate – Belfast
- Balmoral Park Gardens – Belfast



Admin House, Belvoir Park, Belfast

Our Awards



Supreme Award Winner 2023
Regional Award Winner 2020, 2022, 2023, 2024



NHBC Pride in the Job
2014, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024



Master Builder Awards including Medium & Small Renovation and Heritage
2012, 2015, 2017, 2019, 2021



Construction Excellence Award Private Housing Project of the Year 2022



Belfast Telegraph Property Awards
Winners 2019, 2022, 2023, 2024
Highly Commended 2019, 2024



Admin House, Belvoir Park, Belfast

West House, Belvoir Park, Belfast



Oakfield Park, Jordanstown

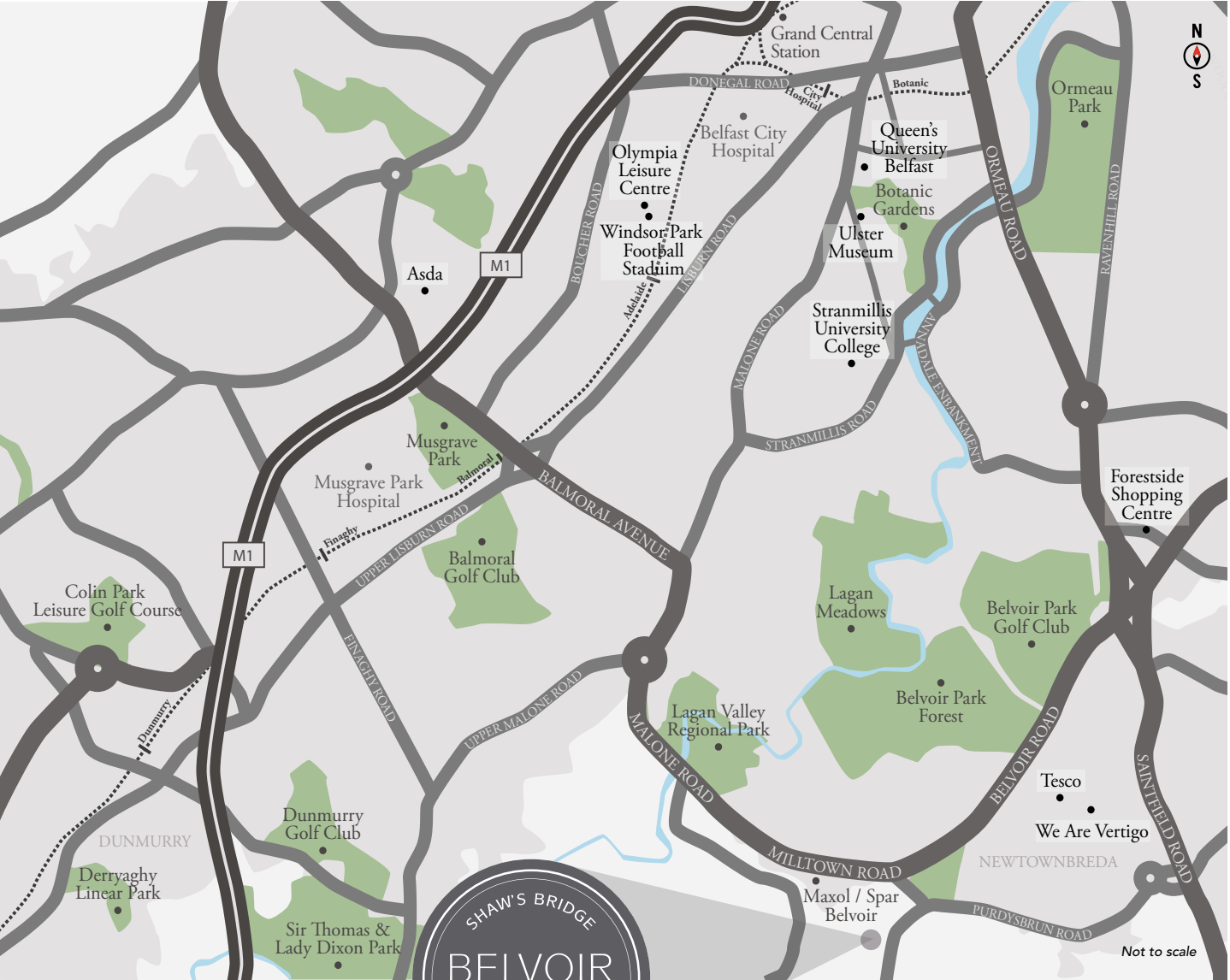




Aerial View of Belvoir Park - Computer Visual

Travelling Distances

Maxol / Spar, Milltown Road, Belvoir	0.6 miles
Tesco Newtownbreda	0.7 miles
Shawsbridge	1.2 miles
Cooke RFC	1.2 miles
Belvoir Park Forest	1.3 miles
Forestsides Shopping Centre	2.1 miles
Belvoir Park Golf Club	2.3 miles
Ormeau Road	2.5 miles
Ormeau Park	3.2 miles
Queens University	3.4 miles
Sir Thomas & Lady Dixon Park	3.5 miles
Lisburn Road, Belfast	3.5 miles
M1 Motorway	3.5 miles
Belfast Lanyon Place Train Station	4.4 miles
Carryduff	4 miles
Grand Central Station	4.7 miles
Belfast City Centre	5 miles
Lisburn	7 miles
Hollywood	8 miles
George Best Belfast City Airport	8 miles
Belfast International Airport	18 miles

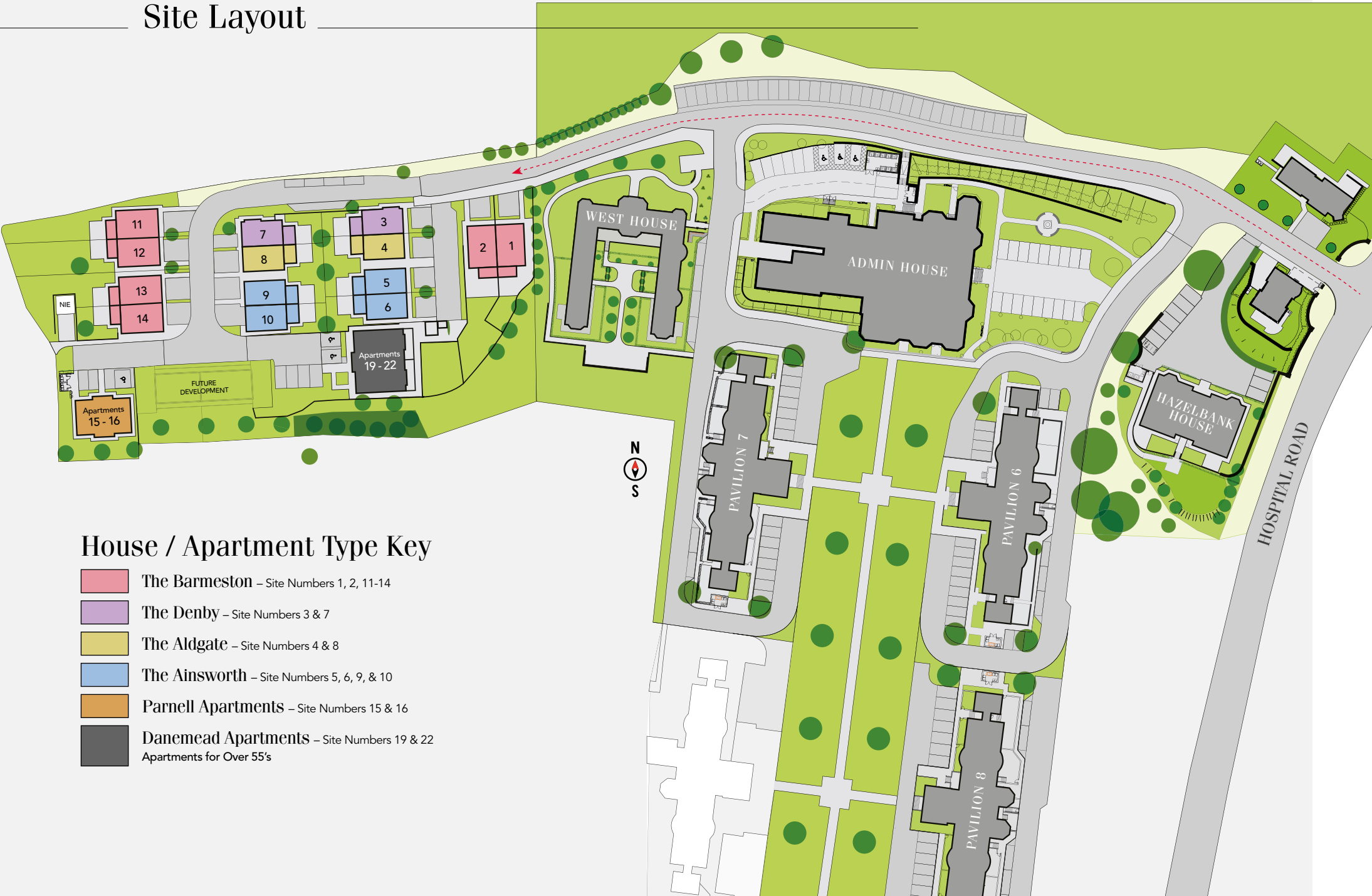


Location Map

Lady Ishbel Place - Computer Visual



Site Layout



THE BARMESTON

4 BEDROOM SEMI-DETACHED HOME

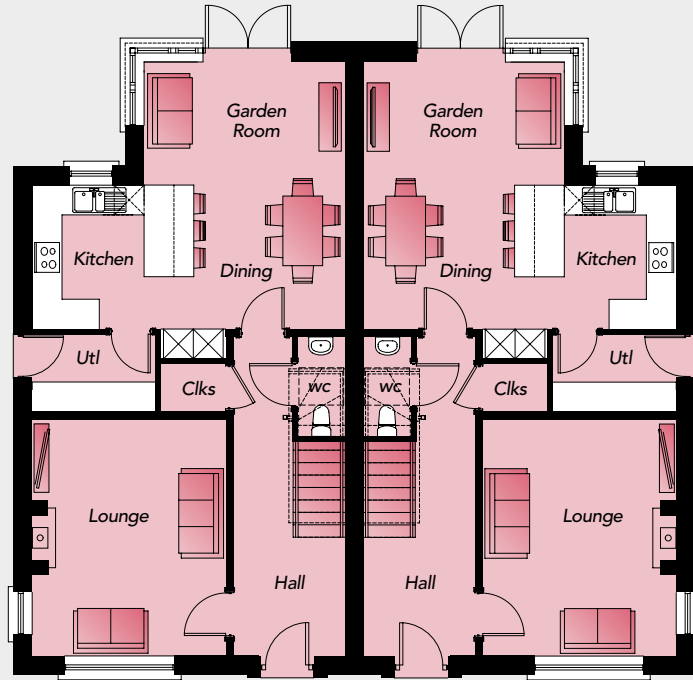
SITES 1, 2, 11, 12, 13 & 14
TOTAL FLOOR AREA 1,386 FT² APPROX.

GROUND FLOOR

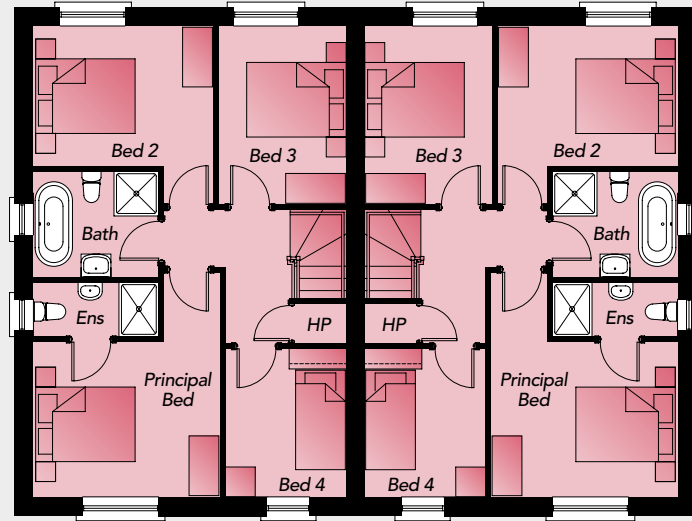
Entrance Hall	
Lounge	15'6" x 12'8"
Kitchen	9'6" x 7'4"
Dining	13'3" x 9'5"
Garden Room	13'3" x 8'1"
Utility Room	8'2" x 5'1"
WC	6'6" x 3'2"

FIRST FLOOR

Principal Bed (max)	14'8" x 12'3"
Ensuite	8'2" x 3'6"
Bedroom 2 (max)	11'9" x 11'8"
Bedroom 3	11'8" x 8'4"
Bedroom 4	9'9" x 8'0"
Bathroom	8'3" x 7'0"



GROUND FLOOR



FIRST FLOOR



THE ALD GATE

3 BEDROOM SEMI-DETACHED HOME

SITES 4 & 8

TOTAL FLOOR AREA -
1,200 FT² APPROX.

THE DENBY

3 BEDROOM SEMI-DETACHED HOME

SITES 3 & 7

TOTAL FLOOR AREA -
1,216 FT² APPROX.

Note. Site 8 is a handed version of these plans

Note. Site 7 is a handed version of these plans

GROUND FLOOR

Entrance Hall	
Lounge	16'7" x 10'5"
Kitchen / Dining (max)	18'0" x 12'7"
Garden Room	13'2" x 10'0"
Utility Cupboard	4'8" x 2'8"
WC	7'4" x 3'0"

FIRST FLOOR

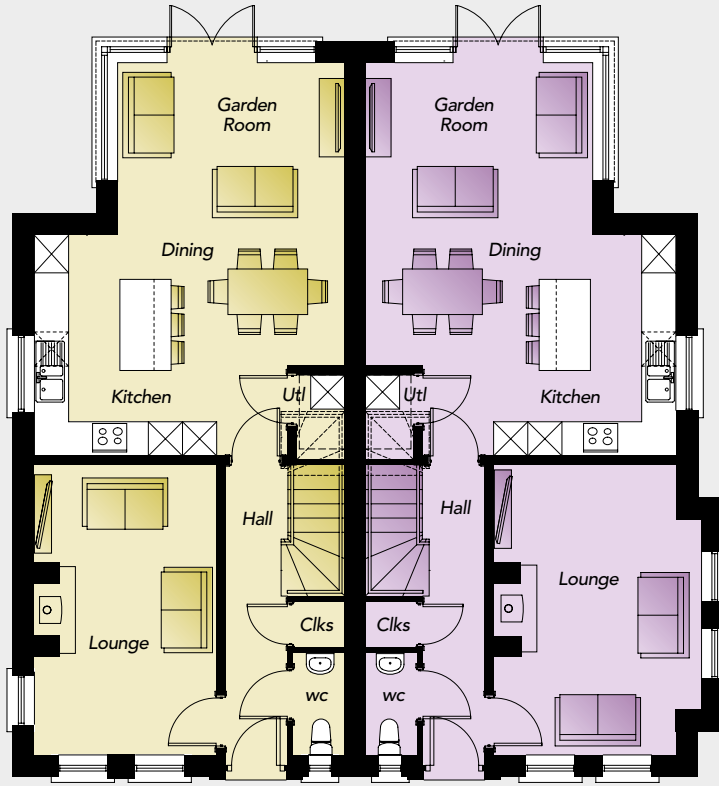
Principal Bed	13'5" x 10'5"
Ensuite	8'1" x 3'3"
Bedroom 2	12'5" x 9'4"
Bedroom 3	8'8" x 8'2"
Bathroom	9'8" x 7'0"

GROUND FLOOR

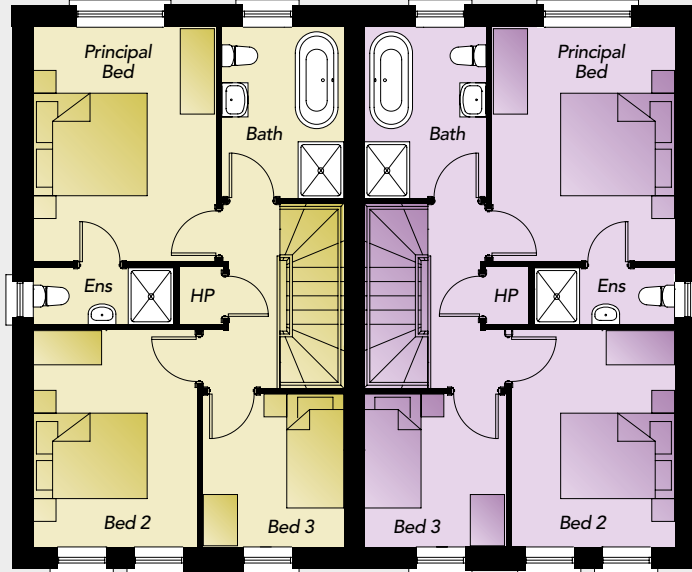
Entrance Hall	
Lounge (max)	16'7" x 11'9"
Kitchen / Dining (max)	18'0" x 12'7"
Garden Room	13'2" x 10'0"
Utility Cupboard	4'8" x 2'8"
WC	7'4" x 3'0"

FIRST FLOOR

Principal Bed	13'5" x 10'5"
Ensuite	8'1" x 3'3"
Bedroom 2	12'5" x 9'4"
Bedroom 3	8'8" x 8'2"
Bathroom	9'8" x 7'0"



GROUND FLOOR



FIRST FLOOR



The ALD GATE
Site 4

The DENBY
Site 3

THE AINSWORTH

3 BEDROOM SEMI-DETACHED HOME

SITE 5, 6, 9, & 10

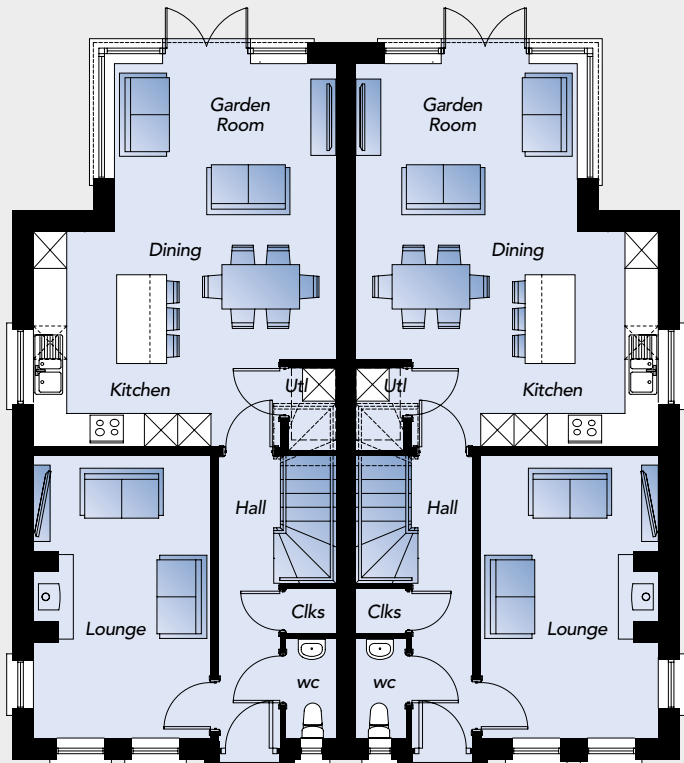
TOTAL FLOOR AREA 1,200 FT² APPROX.

GROUND FLOOR

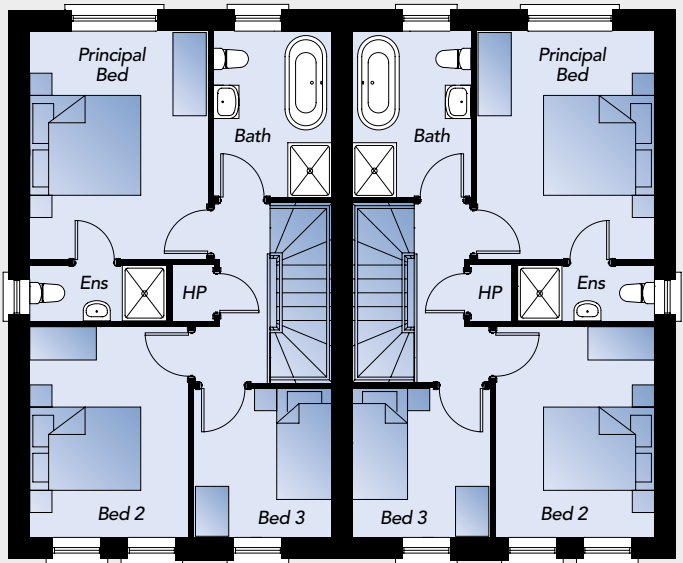
Entrance Hall	
Lounge	16'7" x 10'5"
Kitchen / Dining (max)	18'0" x 12'7"
Garden Room	13'2" x 10'0"
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WC	7'4" x 3'0"

FIRST FLOOR

Principal Bed	13'5" x 10'5"
Ensuite	8'1" x 3'3"
Bedroom 2	12'5" x 9'4"
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Bathroom	9'8" x 7'0"



GROUND FLOOR



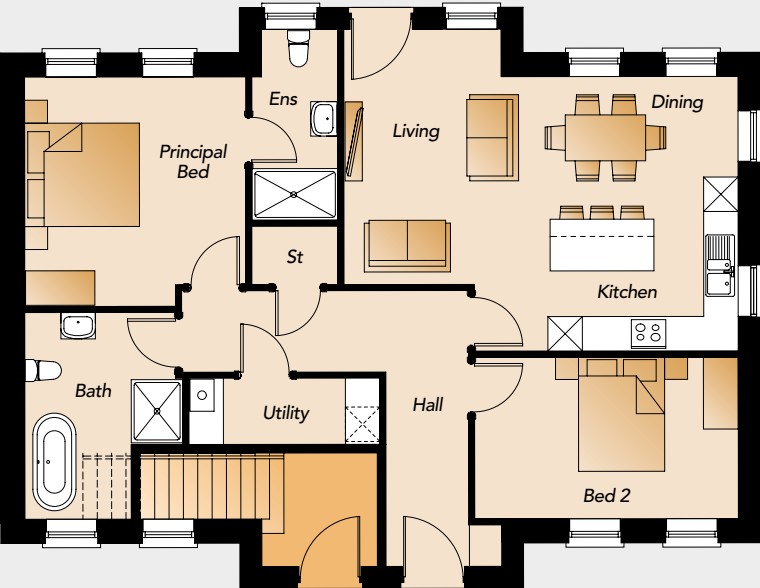
FIRST FLOOR



PARNELL APARTMENTS

2 BEDROOM APARTMENT

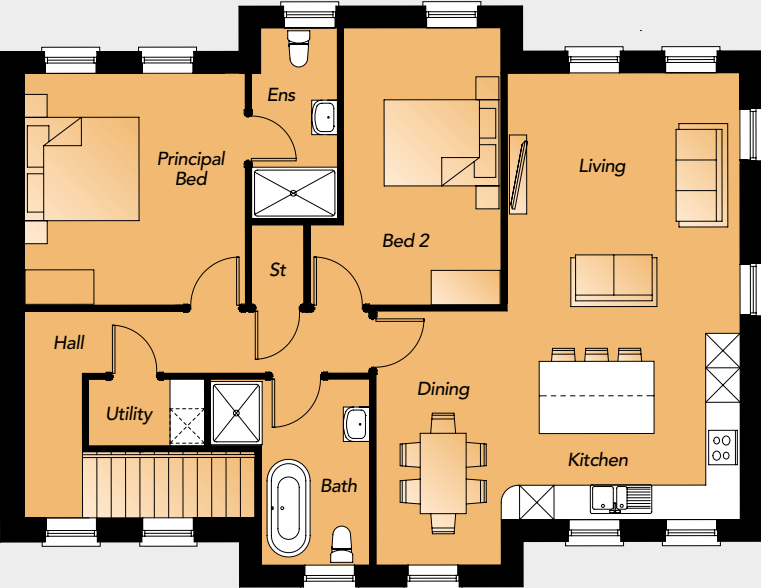
SITES 15 & 16
TOTAL FLOOR AREAS – SITE 15 – 1,017 FT² APPROX.
SITE 16 – 1,137 FT² APPROX.



Site 16 Site 15

GROUND FLOOR – SITE 15

Entrance Hall	Principal Bed (max)	12'8" x 12'7"
Living	Ensuite (max)	10'5" x 4'9"
Kitchen / Dining	Bedroom 2	15'2" x 8'8"
Utility	Bathroom (max)	11'9" x 8'7"



FIRST FLOOR – SITE 16

Entrance Hall	Principal Bed (max)	13'3" x 12'8"
Living	Ensuite (max)	10'9" x 4'9"
Kitchen / Dining (max)	Bedroom 2 (min)	15'8" x 9'0"
Utility	Bathroom (min)	10'6" x 6'2"





Computer Visual - Streetscene showing Sites 1-4



Computer Visual - Streetscene showing Sites 7-10



Computer Visual - Sites 17-18



Computer Visual - Parnell Apartments
Rear Entrance to Site 15



Computer Visual - Streetscene showing Sites 7-10

All in the Detail - Luxury Specification

KITCHEN

- High quality units with choice of traditional / contemporary painted doors with a range of colours and stainless steel handles.
- Island or peninsula units dependent on house type.
- Quooker flex chrome tap.
- Choice of quartz worktop, upstand and splashback.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 4 zone induction hob, eye level electric single oven, combination microwave oven, fridge / freezer, dishwasher and extractor.
- 1.5 bowl undermounted stainless steel sink.

UTILITY ROOM (Where Applicable)

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops, upstands and stainless steel handles.
- Range of low level and tall housing storage units (Where applicable).
- Single bowl stainless steel sink and taps (Where applicable).
- Plumbed for free standing washing machine and tumble dryer or washer / dryer combi (Where applicable).

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Choice of black or chrome fittings to sanitary ware
- Free standing bath.
- Back to wall WC.

- Large inset feature mirror above bath.
- Wall hung vanity units to Bathroom and Ensuite.
- Low profile shower trays and toughened glass doors and panels throughout.
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting.
- LED mirror light in Bathroom & Ensuite.

FLOORING & TILES

- Choice of premium quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Garden Room, Bathroom, Ensuites, WC and Utility (Where applicable).
- Choice of premium quality timber laminate or carpet to Lounge and Bedrooms.
- Choice of premium quality carpets to Stairs and Landings.
- Choice of premium quality wall tiles to shower enclosures and feature areas in Bathroom, Ensuite and WC (Where applicable).

HEATING & VENTILATION

- Energy efficient natural gas fired central heating with high output radiators.
- Heated black or chrome towel rail to Bathroom and Ensuite.
- Gas stove in Lounge with granite hearth and feature surround to houses.
- System boiler with large capacity hot water cylinder to houses.
- Combi boiler to Apartments.
- Heatmiser app-controlled heating system with digital thermostats.

INTERNAL

- All walls to be painted.
- Ceilings and woodwork to be painted white.
- Classical moulded skirting boards and architrave with hockey stick.
- Classical coving to Kitchen / Dining / Living area (Where applicable).
- Painted two panel raised mould internal doors with choice of lever or oval knob door handles.
- Comprehensive range of electrical light fittings and electrical sockets throughout (x1 double socket with USB/ USB-C port to Kitchen / Dining / Lounge and selected Bedrooms) as well as TV points in Lounge, Kitchen and Bedrooms, data point in the Lounge for main BT connection and a light fitting in the roofspace (Where applicable)
- Recessed downlighters to open plan Kitchen / Dining, Garden Room, Bathroom and Ensuite (Where applicable).
- Pre-wired for BT Fibre Optic.
- Mains operated smoke, heat and carbon monoxide detectors.
- Fully installed security alarm.

ENERGY EFFICIENCY

- Renewable energy technology with a panel photovoltaic system. The black panels will be installed flush within the roof resulting in a sleek and unimposing finish. The panels are connected to a high specification string inverter which converts energy generated by the panels into useable electricity within the home.

EXTERNAL

- Traditional cavity wall construction with red multi blend brick facing walls, soldier course, blue base brick and sandstone door surrounds (Where applicable).
- Feature lighting to front and rear (Where applicable).
- White painted hardwood timber double glazed windows with integral bars.
- Natural slate roof.
- Black soffits, fascia and bargeboards.
- Black cast round aluminium guttering and extruded aluminium downpipes.
- External power socket.
- Vertical boarded black painted timber fencing to garden areas (Where applicable).
- External water tap.
- Black painted hardwood timber front door with 5 point multi-lock system and brushed stainless steel handle.
- White painted hardwood timber patio and gable doors (Where applicable).
- Ring Video doorbell.
- Bracken hydro paving car parking area.
- Slate Tegula paving to rear walkways and patio areas.
- Resin bound gravel to front walkways.
- Turfed lawns to front and rear gardens (Where applicable).
- Landscaping plan to include hedging, planting and black metal railing (Where applicable).
- Bin storage area for Parnell Apartments.

WARRANTY

- NHBC 10-year Warranty



Image from previous home at Cromlyn Wood



Image from previous home at Cromlyn Wood



Image from previous home at Cromlyn Wood



Image from previous home at Cromlyn Wood



Image from previous home at Cromlyn Wood



External Images
from Belvoir Park





The **BARMESTON**
Site 11

The **BARMESTON**
Site 12

The **BARMESTON**
Site 13

The **BARMESTON**
Site 14

Computer Visual




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All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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