

FOR SALE

By Private Treaty

Lands at Orchardvale, Castlereagh, Belfast, BT6 9TA

Lands with future Zoning potential extending to approximately 5.5 Acres situated on the Development Limit of Belfast.



simonBRIEN
RESIDENTIAL

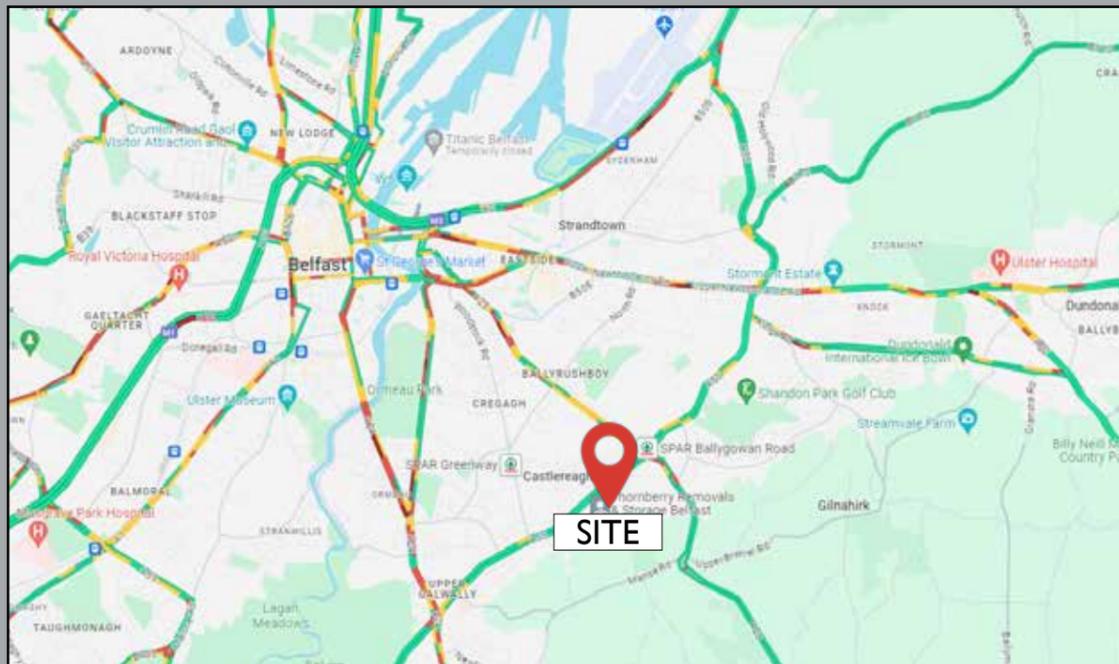
INTRODUCTION

We are instructed to offer for sale lands at Orchardvale, Castlereagh. The lands lie on the outside edge of the development limit of Belfast. This opportunity is ideal for developers or investors with an interest in land banking for potential future development. The lands are located within an "Area of High Scenic Value" and are also noted as a "Site of Local Conservation Importance" as per the BMAP 2015. The lands are approximately 5.5 acres in area and are located approximately 3.5 miles from Belfast City Centre. An existing development of homes lie along the northern and partial eastern boundaries of the lands with green fields to the partial eastern, southern and western boundaries.

Our clients architect has designed a scheme that proposes 5 detached properties in the lower portion of the site, subject to planning consent. No applications for development have been submitted at this time and we recommend any interested parties to make their own enquiries regarding this suggested potential development.

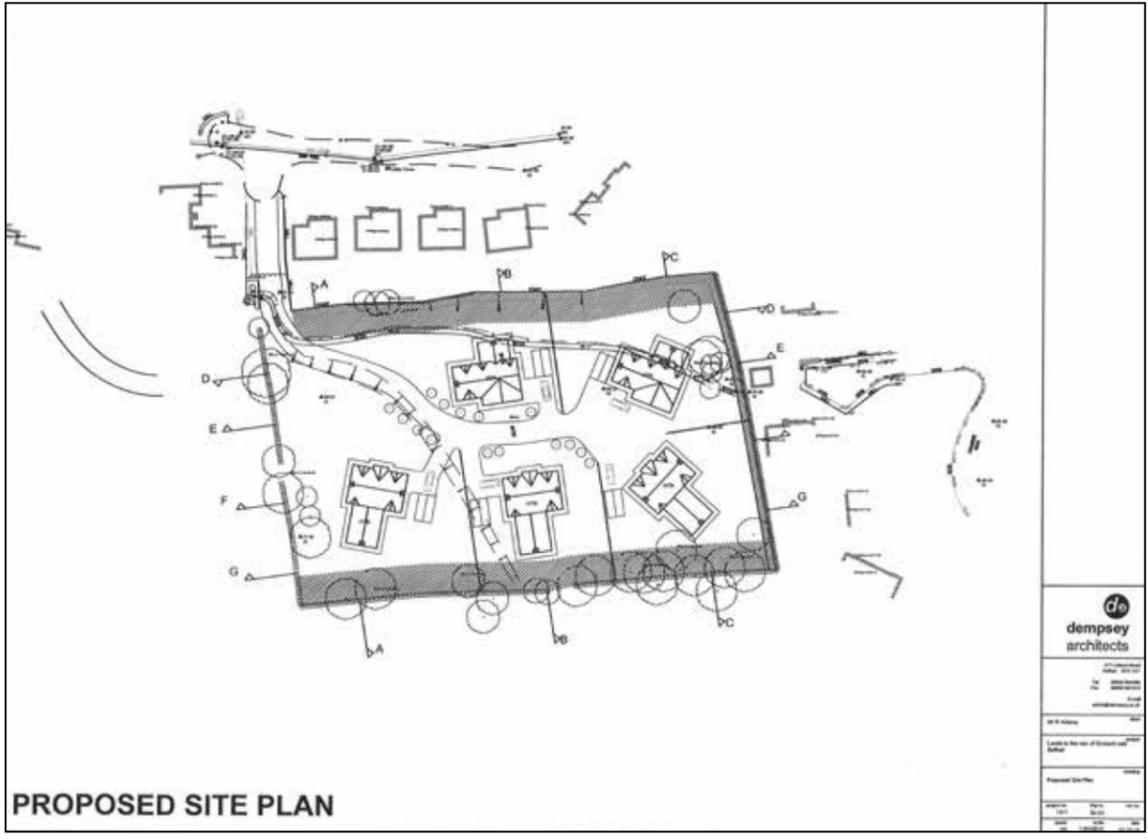
LOCATION

The Lands at Orchardvale are ideally located off the Upper Knockbreda Road with close links to South and East Belfast as well as short travel time to the Belfast City Centre. The subject site is located to the southerly boundary of the existing Orchardvale development and the westerly boundary of the existing Castlemore development. Access to the subject site can be achieved via Orchardvale



SUBJECT LANDS CIRCA. 5.5 Acres (2.2 Hectares)







OUTLINE IS FOR ILLUSTRATIVE
PURPOSES ONLY



FOR FURTHER INFORMATION



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PRICE

**Offers Over
£295,000
(Two Hundred Ninety-Five
Thousand Pounds Sterling)**



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