

simon**BRIEN**  
RESIDENTIAL

# FOR SALE

Former Windsor Baptist Church At  
140-142 Malone Avenue, Belfast, BT9 6ET



Superb Development Opportunity Benefiting From  
Full Planning Permission for 22 No.  
One & Two Bedroom Apartments

## DESCRIPTION

This superb development opportunity offers a 0.21 hectare site with frontage onto Malone Avenue. There are two buildings within the site, Windsor Baptist Church, a brown brick, pitched roof structure with a single storey, flat roofed and externally rendered extension to the rear and a single storey Portakabin used as ancillary church accommodation.

An iron railing fence atop a low wall separates the church building from Malone Avenue with specimen trees between this boundary and the church. A low hedge separates the Portakabin from Malone Avenue. There is access between both buildings to car parking at the rear and access to a garden area.

## LOCATION

The site is located in South Belfast on Malone Avenue approximately 50 metres from its junction with Lisburn Road to the west. Lisburn Road is a major arterial route providing easy access to Belfast City Centre, which is only 1.6 miles away. Public transport connections are within easy reach of this highly convenient location. The prestigious Queens University and long established Stranmillis College are within a short walking distance of Windsor Avenue.

The nearby Lisburn Road offers an exceptional array of social amenities and conveniences such as restaurants, bars, coffee shops and boutiques ensuring the location would be highly desirable for First Time Buyers and Investors to purchase a home or investment property. The Malone suburb is one of Belfast's most desirable addresses and provides an excellent range of sporting / recreation amenities such as, Balmoral Golf Club, Malone Golf Club, Mary Peters Track and Queens University Sports Complex.

The site benefits from Full Planning Permission for 22 no. One and Two Bedroom apartments and is set amongst established residential housing with plenty of local amenities and within easy access of some of the main arterial routes in Belfast and motorway networks and is well serviced by public transport.

## EXCEPTIONAL SALES DEMAND & BUILD TO RENT OPPORTUNITY

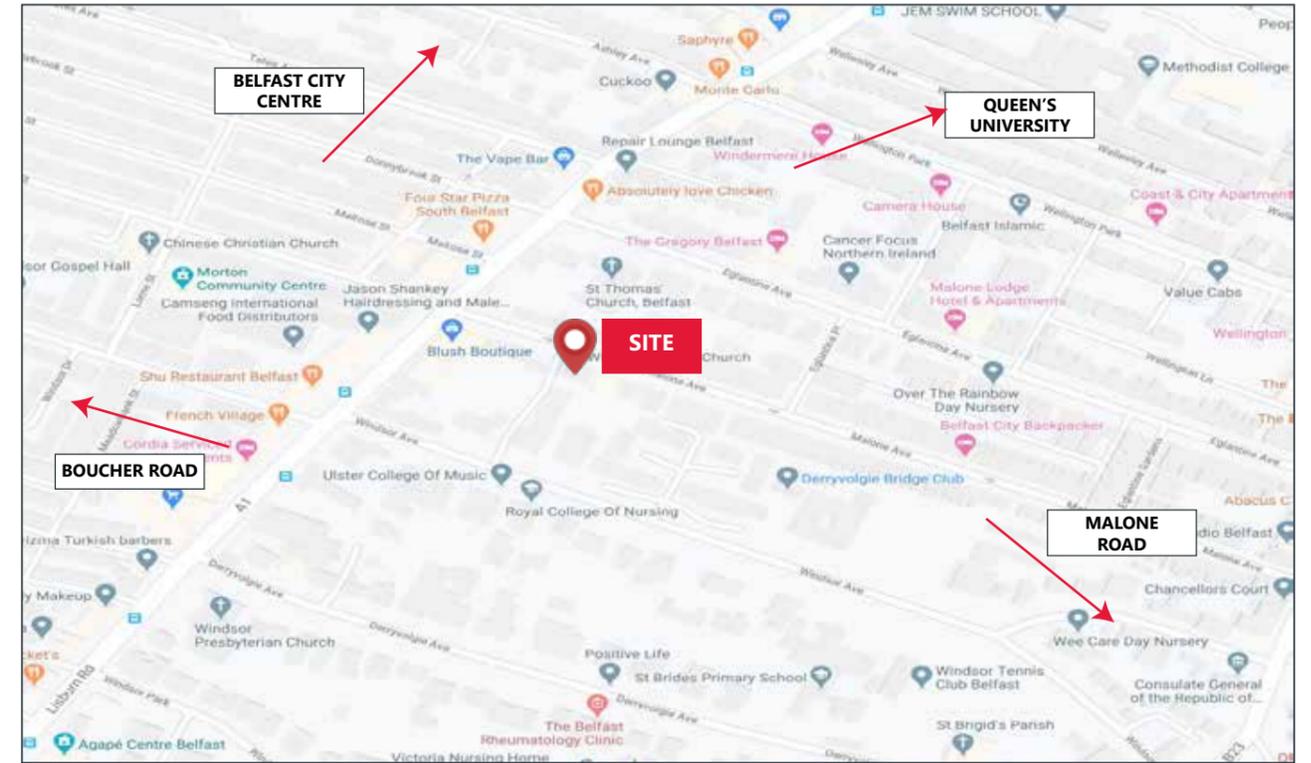
Due to the location of the subject site in one of Belfast's most popular residential addresses there would be excellent demand for the apartments for sale, and they will appeal to young professionals, first time buyers and also parents who have children attending nearby Queens University.

The proposed development also offers an opportunity for an institutional or private investor to develop the scheme to retain and let the apartments as a long term investment. Strong rental levels will be achieved for the apartments.

The letting market in Belfast for high quality apartments is exceptionally buoyant. There is a high demand for rental apartments in Belfast from young professionals and from corporate companies who are letting apartments for their staff, in addition to, TV and film production companies (which is a rapidly growing sector in Northern Ireland).

The influx of multi-national companies investing in Belfast, and expanding existing businesses has been significant in recent years, thereby substantially increasing the demand for the letting of high quality apartments.

## SITE LOCATION MAP



### Proximity of the subject site to a range of amenities and locations:

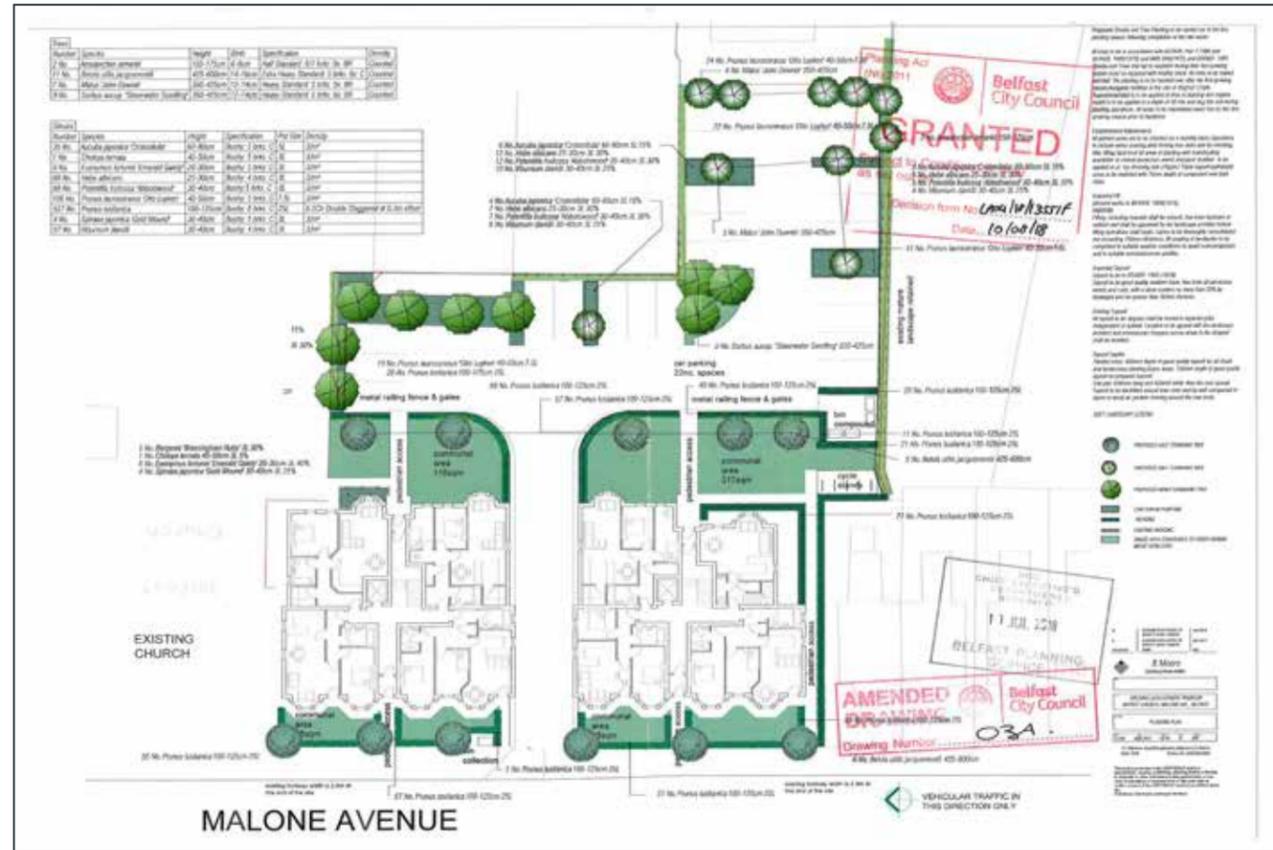
Lisburn Road	Approx.	50 metres
Queen's University	Approx.	0.7 miles
Belfast City Hospital	Approx.	0.8 miles
M1 Motorway	Approx.	1.2 miles
Boucher Road	Approx.	1.2 miles
Balmoral Golf Club	Approx.	1.4 miles
Belfast City Centre	Approx.	1.6 miles
Royal Victoria Hospital	Approx.	1.9 miles

# PLANNING

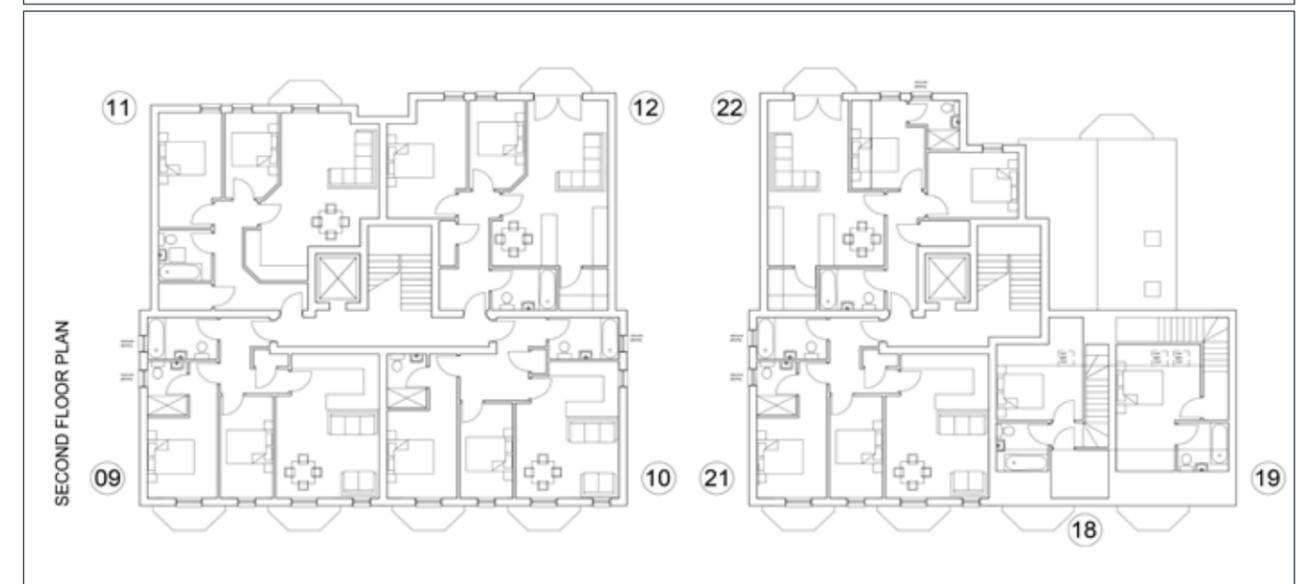
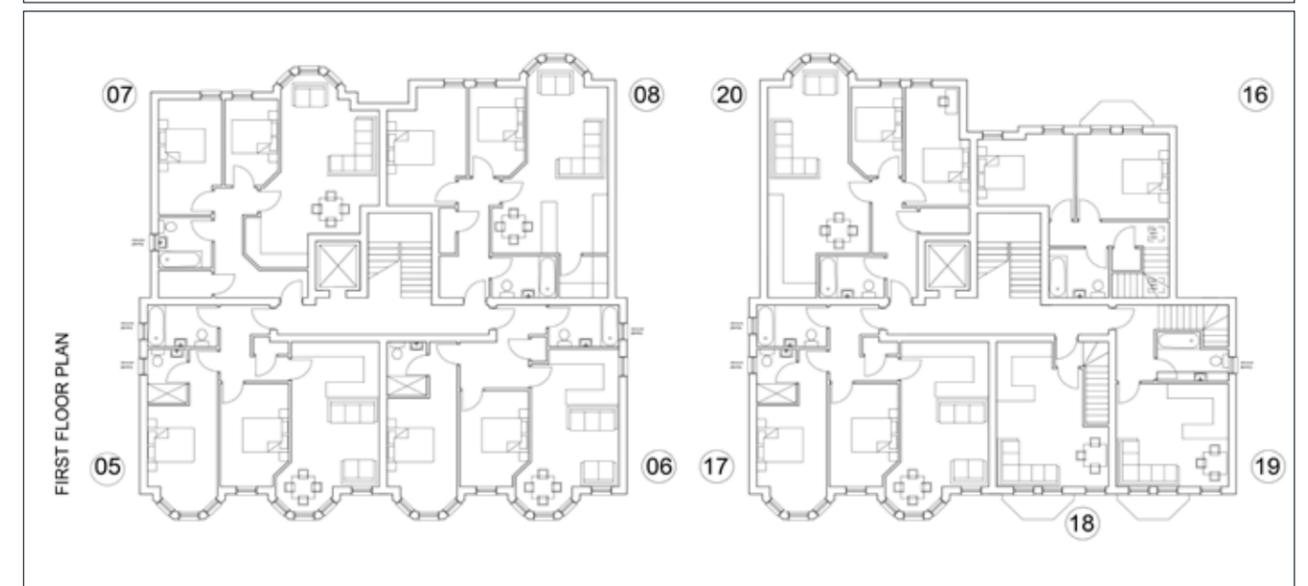
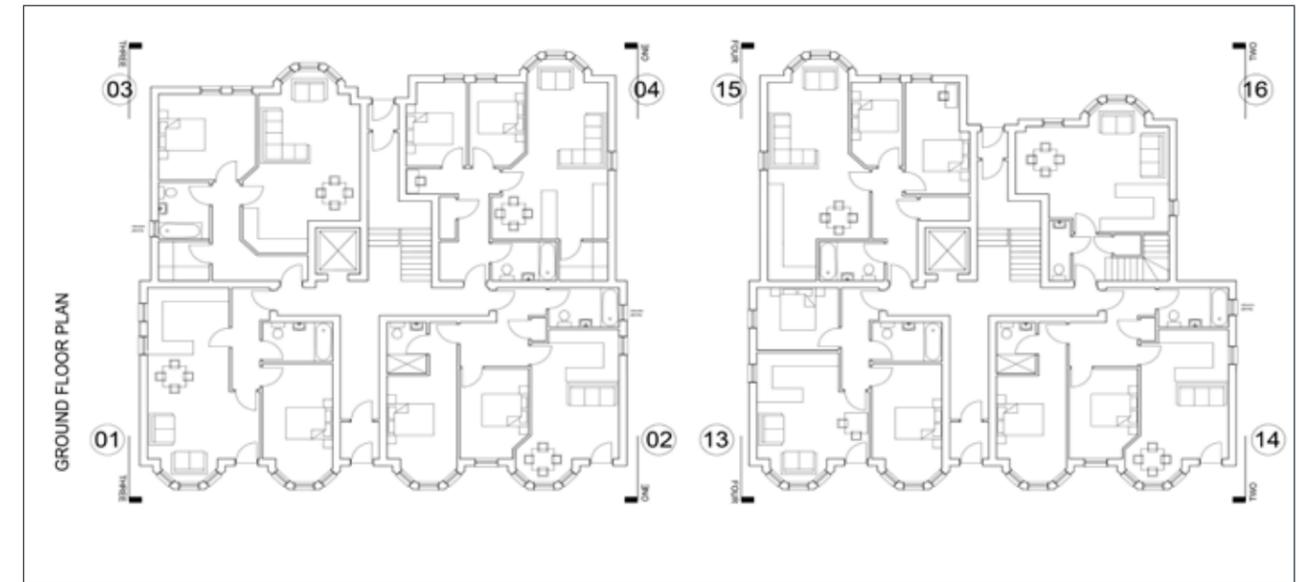
The site benefits from Full Planning Permission under application LA04/2017/0046/F for 4 no. one bedrooms and 18 no. two bedrooms apartments across 2 purpose built blocks each with three storeys. Each apartment has one off-street parking space.

The site layout has been amended to reconsider the parking for the scheme, and has been approved under the planning application LA04/2018/1355/F.

# APPROVED SITE LAYOUT



# PROPOSED FLOOR PLANS



# PROPOSED ELEVATIONS



# SCHEDULE OF ACCOMMODATION

Site No.	Floor Level	Description	Sq Ft
1	Ground	1 Bedroom Apartment	580
2	Ground	2 Bedroom Apartment	696
3	Ground	1 Bedroom Apartment	649
4	Ground	2 Bedroom Apartment	694
5	First	2 Bedroom Apartment	696
6	First	2 Bedroom Apartment	696
7	First	2 Bedroom Apartment	680
8	First	2 Bedroom Apartment	726
9	Second	2 Bedroom Apartment	655
10	Second	2 Bedroom Apartment	655
11	Second	2 Bedroom Apartment	660
12	Second	2 Bedroom Apartment + Balcony	705
13	Ground	2 Bedroom Apartment	580
14	Ground	2 Bedroom Apartment	696
15	Ground	2 Bedroom Apartment	684
16	Ground/First	2 Bedroom Duplex Apartment	822
17	First	2 Bedroom Apartment	696
18	First/Second	1 Bedroom Duplex Apartment	568
19	First/Second	1 Bedroom Duplex Apartment	610
20	First	2 Bedroom Apartment	684
21	Second	2 Bedroom Apartment	655
22	Second	2 Bedroom Apartment + Balcony	729





## TERMS OF SALE

**The Lands are being offered For Sale by Private Treaty.**

The criteria to submit an offer:

- 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
- Confirmation of solicitor who will represent purchaser
- Any conditions pertaining to offer

## ASKING PRICE

Offers Over £1,200,000.

## VAT

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

## TENURE

The site is for sale with vacant possession on completion.

## FOR FURTHER INFORMATION

For further information or to arrange a viewing please contact:

**Thomas O'Doherty M.R.I.C.S.**

Land & New Homes

T: 028 9068 5319

E: [todoherly@simonbrien.com](mailto:todoherly@simonbrien.com)

**Mark Gillespie, B.A. Hons**

Land & New Homes

T: 028 9068 5310

E: [mgillespie@simonbrien.com](mailto:mgillespie@simonbrien.com)



**simonbrien.com**

**SOUTH BELFAST OFFICE**

525 Lisburn Road

Belfast, BT9 7GQ

028 9066 8888

southbelfast@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.