



FOR SALE - POTENTIAL INDUSTRIAL /
RESIDENTIAL DEVELOPMENT OPPORTUNITY STPP

LAND AT BALLYNAHINCH ROAD CARRYDUFF



NOT TO SCALE. FOR INDICITIVE PURPOSES ONLY.

LAND AT BALLYNAHINCH ROAD CARRYDUFF



Summary

- Potential development land comprising of approximately 10.4 acres (4.21 hectares).
 - Highly prominent location fronting onto the Ballynahinch Road, Carryduff.
 - Situated directly adjacent to a bustling industrial complex.
- May be suitable for a range of development opportunities, to include industrial, retail, housing or mixed-use, subject to obtaining any necessary planning consents.

LAND AT BALLYNAHINCH ROAD CARRYDUFF

Location

The subject site is situated in Carryduff, with a prominent frontage on to the Ballynahinch Road, approximately 7 miles south of Belfast City Centre. Carryduff is a small commuter town on the outskirts of Belfast that sits on the A24 road connecting the south of the Province and Belfast City.

Directly adjacent to the site comprises a mixed-use complex of light industrial warehousing and showroom premises. Occupiers within the complex include Woodlawn Garden Centre, Cyril Johnston & Co, Bunk Campers and Watson & Browne Home Furniture.

Description

The site comprises of good quality grazing land, bounded by hedging with direct access from the Ballynahinch Road.

By reference to Spatial NI, we calculate the site extends to approximately 10.4 acres (4.21 hectares).

The site may be suitable for a range of development opportunities, to include industrial, retail, housing or mixed-use, subject to obtaining any necessary planning consents.

Adjacent occupiers comprise of a range of industrial and retail premises, with some surrounding residential housing.

Planning

From our research carried out, the subject site does not appear to have any current or previous planning permissions.

The lands are situated in an area designated under the Belfast Metropolitan Area Plan 2015 (Map No. 3/001 - Carryduff) part zoned as Land for Employment.

Price

Price on Application.

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

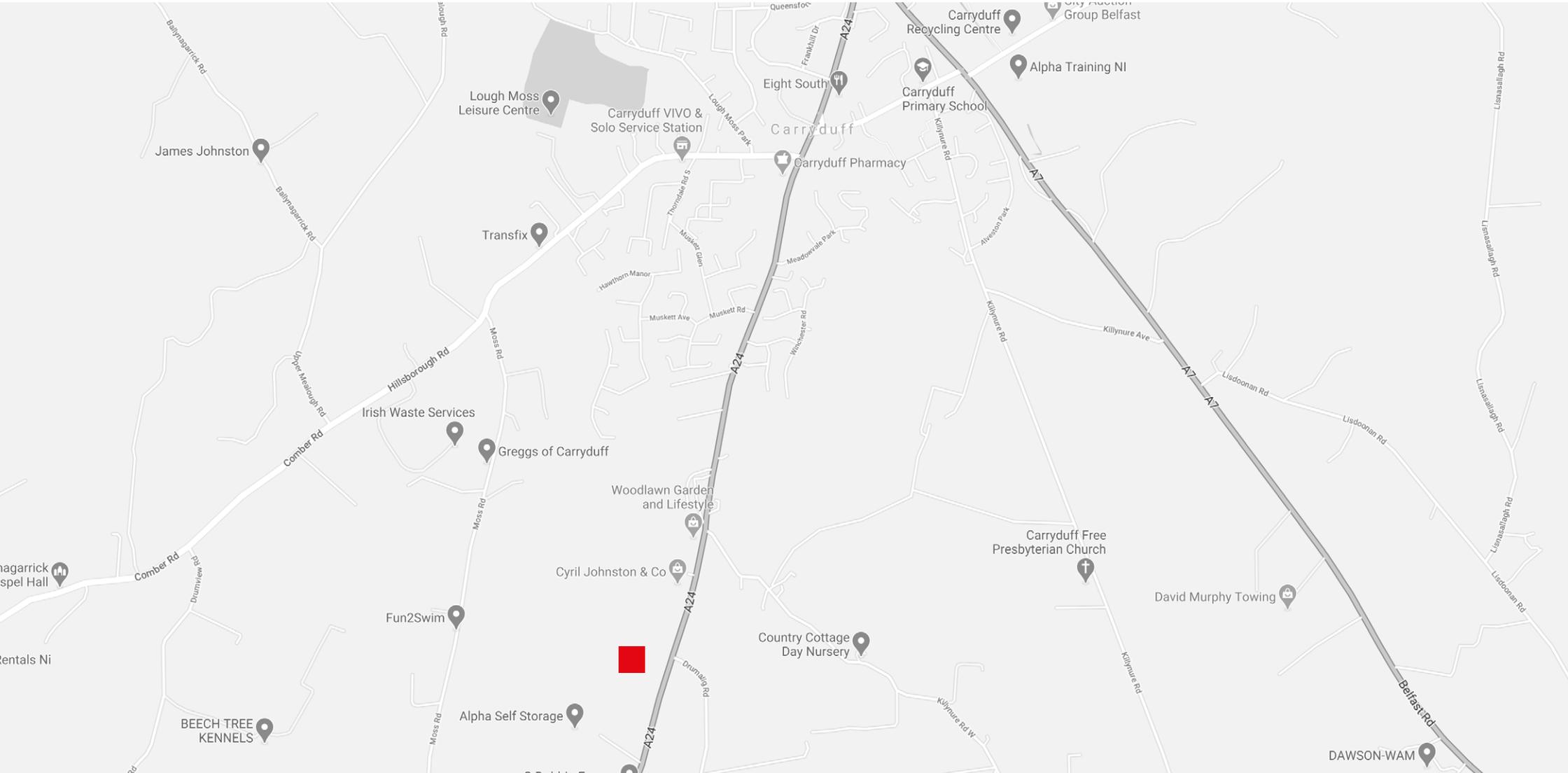
T: 028 9023 3111

E: mail@frazerkidd.co.uk



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

LAND AT BALLYNAHINCH ROAD CARRYDUFF





For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,

Belfast, BT1 4PB

T: 028 9023 3111

F: 028 9024 4859

E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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 correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.