



Lagan Meadows

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FOR SALE
LAND ZONED FOR HOUSING OF C.2.84 ACRES

Not To Scale. For indicative purposes only.



Belfast is the capital City and main commercial centre in Northern Ireland. Belfast City has a population of 281,000 with a wider regional population of approximately 650,000. The City is located approximately 100 miles north of Dublin and 75 miles south east of Derry-Londonderry. The City benefits from excellent road, railway and public transport links and is served by two airports.



The land is located in the highly sought after 'BT9' area of Belfast, within close proximity of Stranmillis Village and the Malone Road, providing ease of access to Belfast City centre, situated just c. 2.5 miles away.

The land offers a rare opportunity to acquire a potential residential development site, within an extremely popular residential area, situated directly adjacent to the YMCA football playing fields. The land is accessed directly from Knightsbridge Park, which in turn is accessed off Stranmillis Road via Richmond Park.

Stranmillis is a thriving and extremely popular area to live, work and socialise situated in the heart of South Belfast, benefiting from a range of local amenities to include General Merchants (5A), Cutters Wharf, Stranmillis College, Queen's University, Stranmillis Primary School and Belfast Boat Club.

As the lands are located adjacent to the Belfast YMCA Stranmillis hub, providing for a strategic opportunity to partner with a trusted charity. The site borders the YMCA's playing fields and hub, featuring a range of amenities to include a day nursery, after school club, gym, and community facilities. Further plans for the area include a Community Garden, walking trails, and a junior park run. With over 170 years of service, Belfast YMCA is deeply rooted in childcare, youth empowerment, and community engagement, with a focus on peacebuilding. This land presents the chance to collaborate on a scheme aligned with the YMCA's mission, leveraging existing resources for mutual benefit and enhancing community well-being.





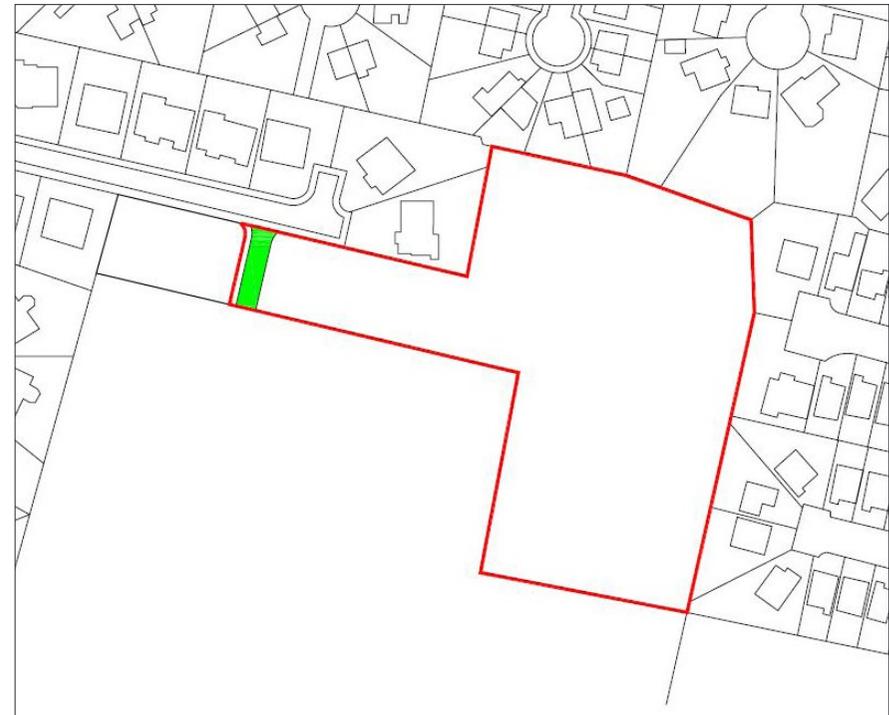
- **Prime residential development land in Stranmillis.**
- **Highly desirable and sought after residential location.**
- **Land extends to approximately 2.84 Acres (1.15 Hectares).**
- **Zoned for Social Housing as per draft BMAP (Ref: SB 04/13).**
- **We are not aware of any current or previous planning consents.**



Description

The subject land, by reference to Spatial NI extends to approximately 2.84 Acres (1.15 Hectares). The north and eastern boundaries of the site are bound by residential housing with the south and western boundaries fronting onto YMCA football playing fields.

The land, which is currently vacant, is cleared of any building structures and is generally flat in topography. There is a small overgrown shed situated at the site's northern boundary. The ground condition could be described as rough, comprising of overgrown grass, some large trees and shrubs.



Key

Boundary 

Right of way 

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Planning Considerations

As per the Belfast Metropolitan Area Plan (BMAP) 2015, the subject land is zoned for Social Housing (Ref: SB 04/13). The key site requirement states, "Housing development shall be a minimum gross density of 17 dwellings per hectare and a maximum gross density of 25 dwellings per hectare".

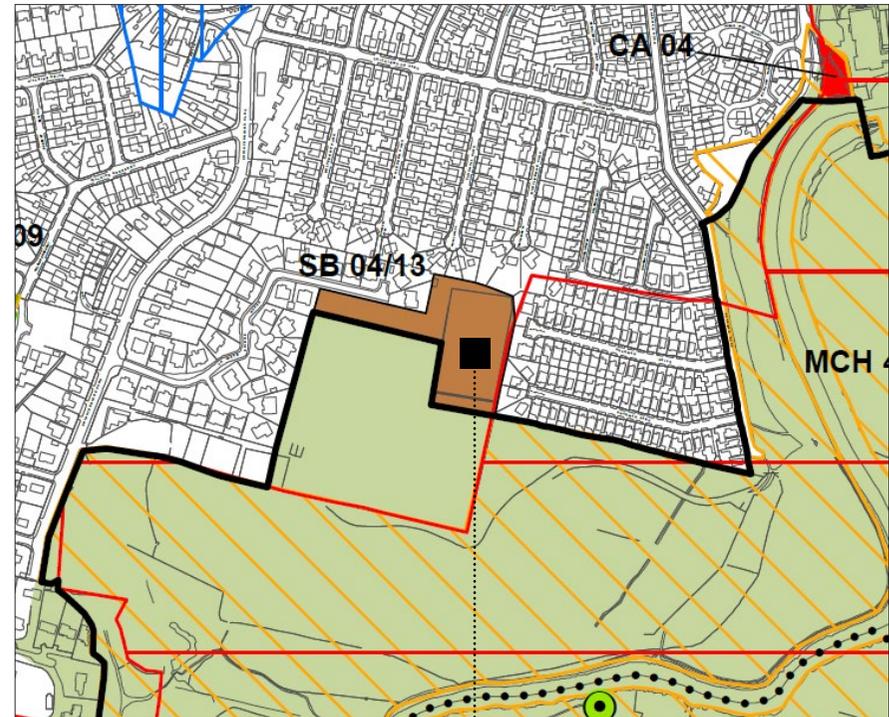
A Northern Ireland Water Solution Engineer Report has been carried out (dated 3rd April 2023), which suggests that for a housing development on the site storm water offsetting is required. A copy of this report is available for review upon request.

Price

We are instructed to seek unconditional offers in the region of £1.00m (One Million Pounds Sterling) exclusive.

If the purchaser or any future owner should sell the property, or part, within 5 years as of the date of sale completion at a figure in excess of the sale price (on a sale of part, on a pro rata basis) the purchaser shall pay to the vendor 50% of the uplift in sale price if the property is sold within the first two years and 25% of the uplift in sale price within the next three years.

If the purchaser or any future owner should obtain an outline or full planning permission(s) within 5 years as of the date of completion to enable the subject lands or any part of the subject lands to be used for any other purpose other than that of social housing then the purchaser shall pay to the vendor 50% of any uplift in value from the sale price to the Market Value of the land if the property is sold within the first two years and 25% of any uplift in value from the sale price to the Market Value of the land if the property is sold within the next three years as at the date that planning permission is granted. Any vouched planning costs by the purchaser will be deducted prior to any clawback payment being deducted.



Subject Land

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