



FOR SALE

DEVELOPMENT SITE

**121 COMBER ROAD
DUNDONALD
BT16 2BT**

c. 0.2 acres



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DESCRIPTION

- The subject comprises a cleared development opportunity on a rectangular shaped site with an area approximately 0.20 acres.
- The site would be suitable for residential or commercial development, subject to Planning Permission.

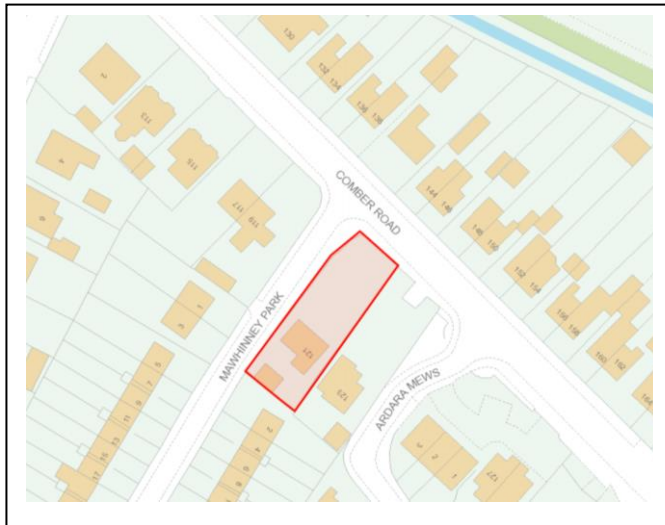
LOCATION

- The subject site fronts onto the A22 Comber Road, at its junction with Mawhinney Park, on the outskirts of Dundonald. This is a sought after residential location with the surrounding area representing a mix of new and well prescribed residential properties.
- The site is located approximately 0.25 miles from the centre of Dundonald and approximately 7 miles from Belfast City Centre. The site is in close proximity to both the Ulster Hospital and Stormont Estate.

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SITE PLAN (NOT TO SCALE)



STREET PLAN

SITE AREA

Total site area approx. 0.2 acres.

PLANNING

Within the Belfast Urban Area Plan 2001 and draft BMAP 2015, the proposed site is located within the development limit of Dundonald.

Planning permission was previously granted on 9th May 2018 for a new dental surgery with ancillary car parking, however, the vendors propose to place a restriction on the purchaser developing the site for this use.

All interested parties are invited to direct any planning queries to the Planning Department in Lisburn & Castlereagh City Council.

SALES DETAILS

Title:

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price:

Offers in the region of £195,000, exclusive.



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