

**FOR SALE**

**Land adjacent to 2 Barrington Gardens, Belfast, BT12 5PY**

POTENTIAL RESIDENTIAL DEVELOPMENT SITE OF APPROX 0.07 ACRES (STPP)

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Located just 1 mile from Belfast City Centre

Significant residential development potential (STPP)

Planning approval previously granted for 6no. apartments and 2no. townhouse (now expired)

Rectangular site of approx. 0.07 acres

### LOCATION

The subject site is located in Barrington Gardens, just off the Donegall Road, one of the main arterial routes from the west of the city and is just 1 mile from Belfast City Centre. The land has excellent transport links given its proximity to the M1 motorway via the Broadway roundabout and the nearest bus stop is a short walk away, while the City Hospital train station is also within walking distance.

The surrounding area is predominantly residential in nature however there are also a number of nearby amenities including a supermarket and convenience store. The site is also a 1 minute walk from the rear entrance of Belfast City Hospital.

### DESCRIPTION

The subject comprises a flat rectangular site of approximately 0.07 acres laid in tarmac and bounded by kerb stones. Access is via Barrington Gardens, off the Donegall Road.

The land was previously granted planning permission for the erection of 6no. apartments and 2no. townhouses under planning reference Z/2007/2323/F. We understand that this planning permission has now expired and that no retention works have been completed.

### ACCOMMODATION

Approximately 0.07 acres (0.028 ha)

### PLANNING

There are currently no live planning applications on the land, however we are aware of expired planning approval as below:

- Application Number: Z/2007/2323/F
- Description of Proposal: Erection of 6 no. apartments and two townhouses.

Under Draft BMAP 2015 and the unadopted BMAP 2015 we note the following:

- The land is zoned as white land

We recommend that parties undertake their own research on the planning potential of the land.



## LOCATION



## TITLE

Assumed freehold or long leasehold.

## PRICE

£200,000.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

# Lisney

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### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

### Lisney Commercial Real Estate

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