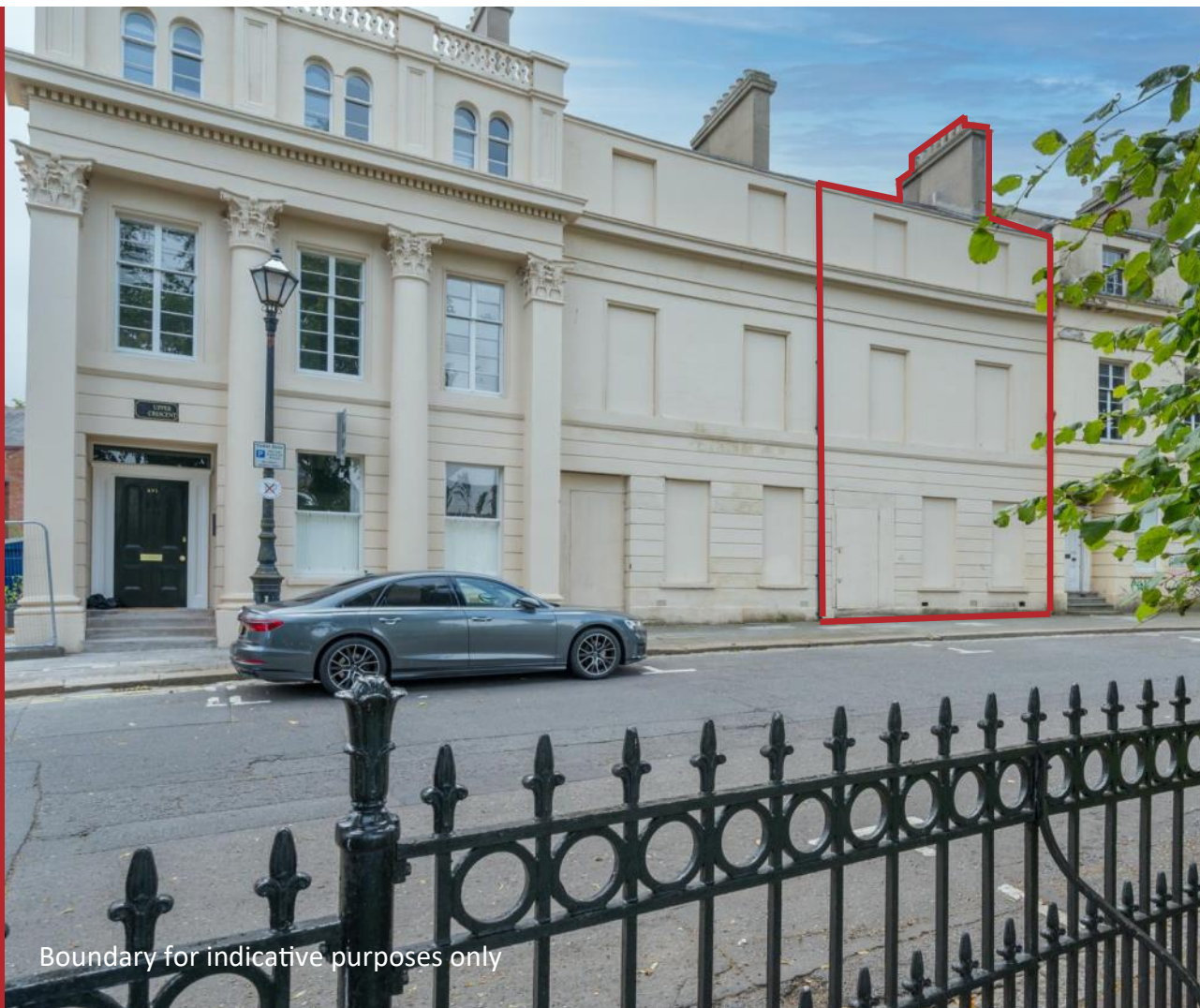




McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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For Sale

**EXCELLENT REDEVELOPMENT
OPPORTUNITY**

**14 Upper Crescent
Belfast
BT7 1NT**



- Full planning permission for conversion to 5 No. Apartments
- Prime South Belfast location
- B1 listed terrace property



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
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LOCATION

The subject property has a prime South Belfast location and benefits from a pleasant outlook over Crescent Gardens, a quiet tree lined square within walking distance of Queens, Belfast City Hospital and Botanic Village and Train Station.

DESCRIPTION

Dating back to 1846, Upper Crescent was perhaps the grandest terrace development ever undertaken in South Belfast. This is an excellent opportunity to redevelop this B1 listed property either back to its former glory as exclusive family home or a conversion to 5 No. luxury apartments.

The adjacent building was very recently redeveloped into 5 luxury apartments and proved exceptionally popular with a wide range of prospective buyers.

PLANNING

Full Planning permission was granted on 19th April 2021, under planning reference LA04/2020/1506/F.

Listed Building consent was granted on 19th April 2021, under reference LA04/2020/1505/LBC

Approved Scheme Comprises:

2 x 1 Bed Apartments

2 x 2 Bed Apartments

1 x 3 Bed Duplex Apartment



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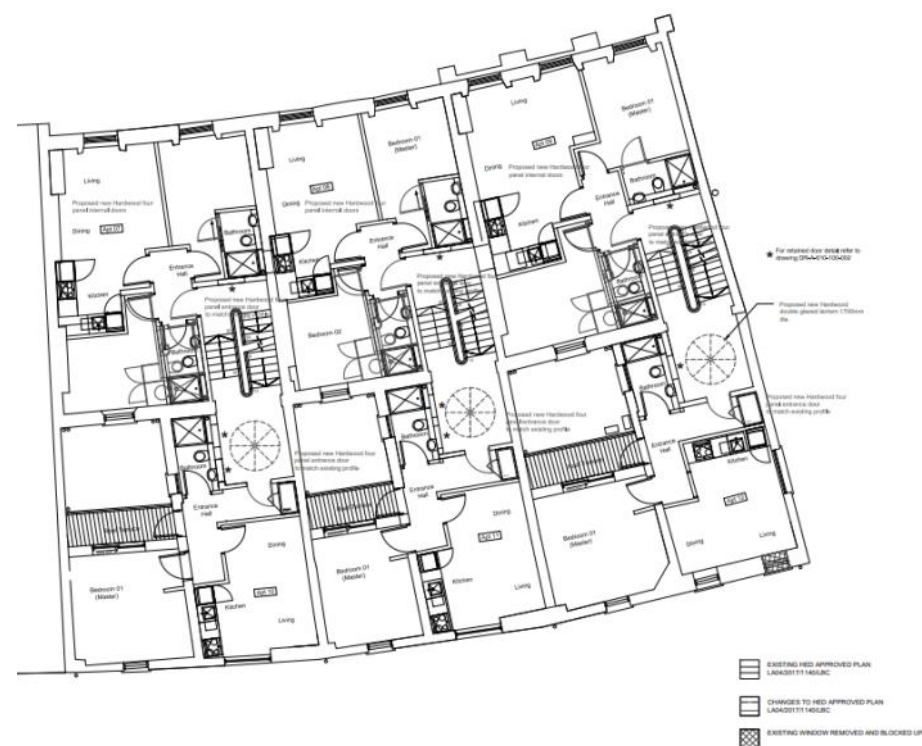
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FLOOR PLANS

Ground Floor



First Floor

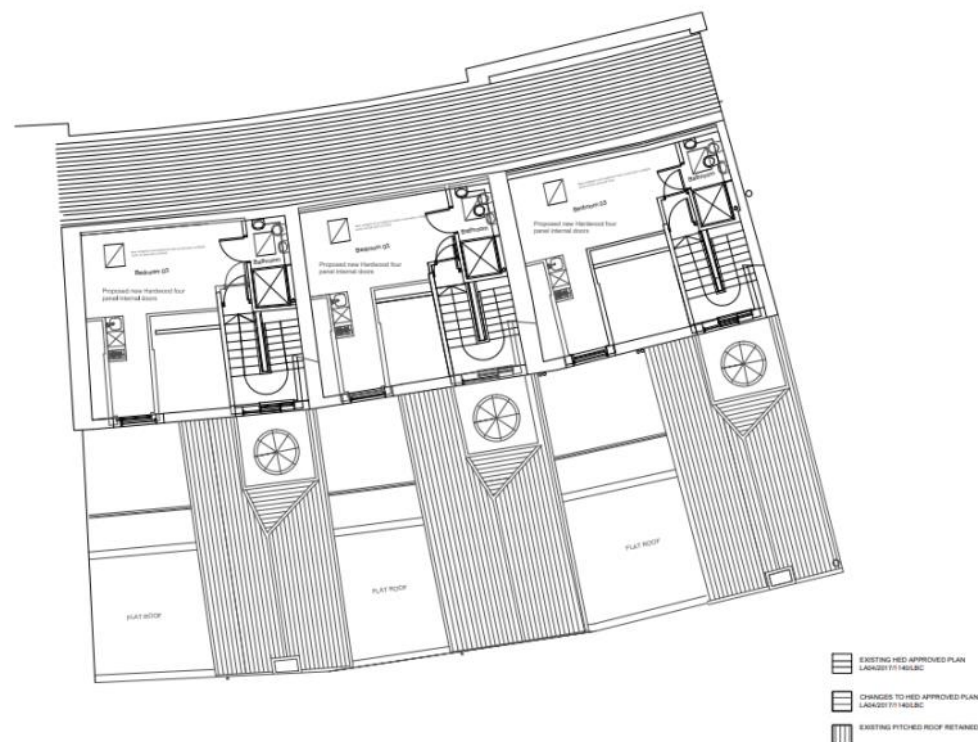


McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, 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 purchaser 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 the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.



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Third Floor




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 **Belfast City Council**

APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA04/2020/1506/F**

Date of Application: **16th July 2020**

Site of Proposed Development: **14-16 Upper Crescent
Belfast
BT7 1NT**

Description of Proposal: **Amendments to previous approval LA04/2017/1268/F to remove 3 no. Apartments from 2nd floor rear return to provide 15 Apartments and associated development. Amendments to elevations including addition of roof lights, down lighters and alterations to windows. Internal layout changes (Partially Retrospective) (Amended description & drawings)**

Applicant: Property Development NI Ltd
Address: 9 Cranmore Gardens
Belfast
BT9 6JL

Agent: Clyde Shanks Ltd
Address: 2nd Floor
7 Exchange Place
Belfast
BT1 2NA

Drawing Ref: 01, 02B, 03A, 04A, 05B, 06B, 07C, 08C, 09B, 10C, 11

LA04/2017/1268/F - Drawing Refs: 01, 03B, 10A, 11A, 14A, 15B, 16A, 22B, 23B, 24C, 25C, 30A, 31A, 32A, 33B, 34B, 35C, 36A, 37A, 38, 39, 40, 41, 42A, 46A, 47A, 48A, 49, 50, 51, 52, 53, 54, 55, 56B, 57, 58A, 59, 60A, 61B, 62, 63, 64, 65, 66, 67B, 68, 69, 70, 71, 72


The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

 **Belfast City Council**

LISTED BUILDING CONSENT
Planning Act (Northern Ireland) 2011/Planning (Listed Buildings) Regulations (Northern Ireland) 2015

Application No: **LA04/2020/1505/LBC**

Date of Application: **16th July 2020**

Site of Proposed Development: **14-16 Upper Crescent
Belfast
BT7 1NT**

Description of Proposal: **Proposed external and internal alterations to previously approved scheme granted under LA04/2017/1140/LBC including removal of 3 No. Apartments from 2nd floor rear return and associated development. Amendments to elevations including addition of roof lights, down lighters and alterations to windows. Internal layout changes (Partially Retrospective) (Amended Description and Drawings)**

Applicant: Property Development NI Ltd
Address: 9 Cranmore Gardens
Belfast
BT9 6JL

Agent: Clyde Shanks Ltd
Address: 2nd Floor
7 Exchange Place
Belfast
BT1 2NA

Drawing Ref: 01, 02B, 03A, 04A, 05B, 06B, 07C, 08C, 09B, 10C, 11

LA04/2017/1140/LBC:
01, 14, 15B, 16, 18B, 20B, 22B, 25B, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41B, 42B, 43B, 44, 45, 46, 47, 48, 49B, 50, 51, 52B, 53, 54, 55, 56, 57, 58, 59, 60, 62, 63, 64, 65

With respect to the above-mentioned proposal for works to a listed building The Council in pursuance of its powers under the above Act and Regulations, and in accordance with your application hereby

GRANTS LISTED BUILDING CONSENT

subject to compliance with the following conditions which are imposed for the reasons stated:

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TITLE

Assumed Freehold or Long Leasehold.

ASKING PRICE

14 Upper Crescent: offers over £495,000 excl.

VAT

All figures quoted are exclusive of, but may be liable to, VAT.

STAMP DUTY

Will be the responsibility of the purchaser.

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 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

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 McConnell Chartered Surveyors. 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.



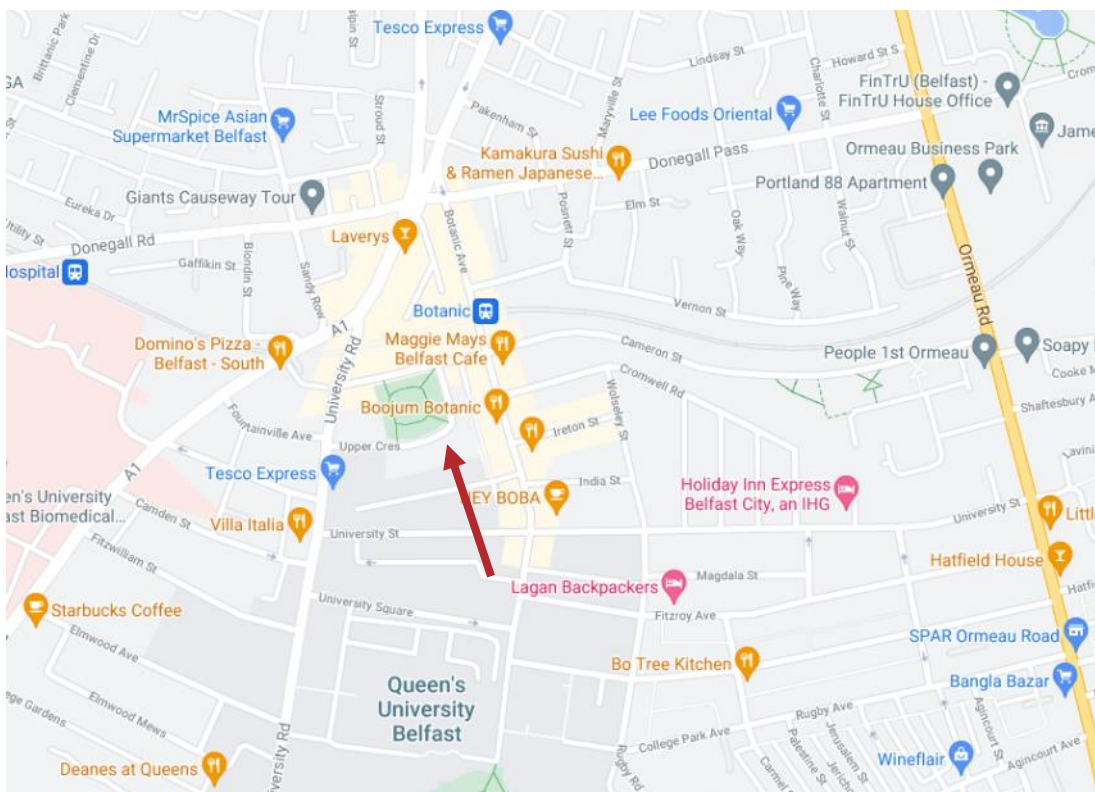
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LOCATION MAP



VIEWING

For further information or to arrange a viewing, please contact:



Contact: Philip Culbert or Shaun Wallace

Tel: 028 90 205 900

Email: shaun.wallace@mcconnellproperty.com

philip.culbert@mcconnellproperty.com



Or our Joint Agents, Templeton Robinson.

Contact: Joanne Crawford

Tel: 028 90 663 030

Email: joannecrawford@templetonrobinson.com

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