



FOR IDENTIFICATION PURPOSES ONLY



**FOR SALE** Residential Development Opportunity extending to c. 2.3 acres  
**Lands at Bell Steel Rd, Poleglass, Belfast BT17 0PB**

# LOCATION / DESCRIPTION

The lands are located on the Bell Steel Road in a popular suburban area of Greater Belfast, benefitting from excellent links to both Lisburn and Belfast.

The site is accessed from the Bell Steel Road via the Stewartstown Road, a main arterial route connecting West Belfast to Lisburn.

The potential development opportunity extends to c. 2.3 acres and comprises lands adjoining Church of the Nativity. The land offers an excellent residential development opportunity (subject to planning permission).

A portion of the site consists of an area of 'greenfield' land with the remaining lands comprising car parking, a former Parochial House and portacabin accommodation utilised by a local playgroup.

# SITE AREA

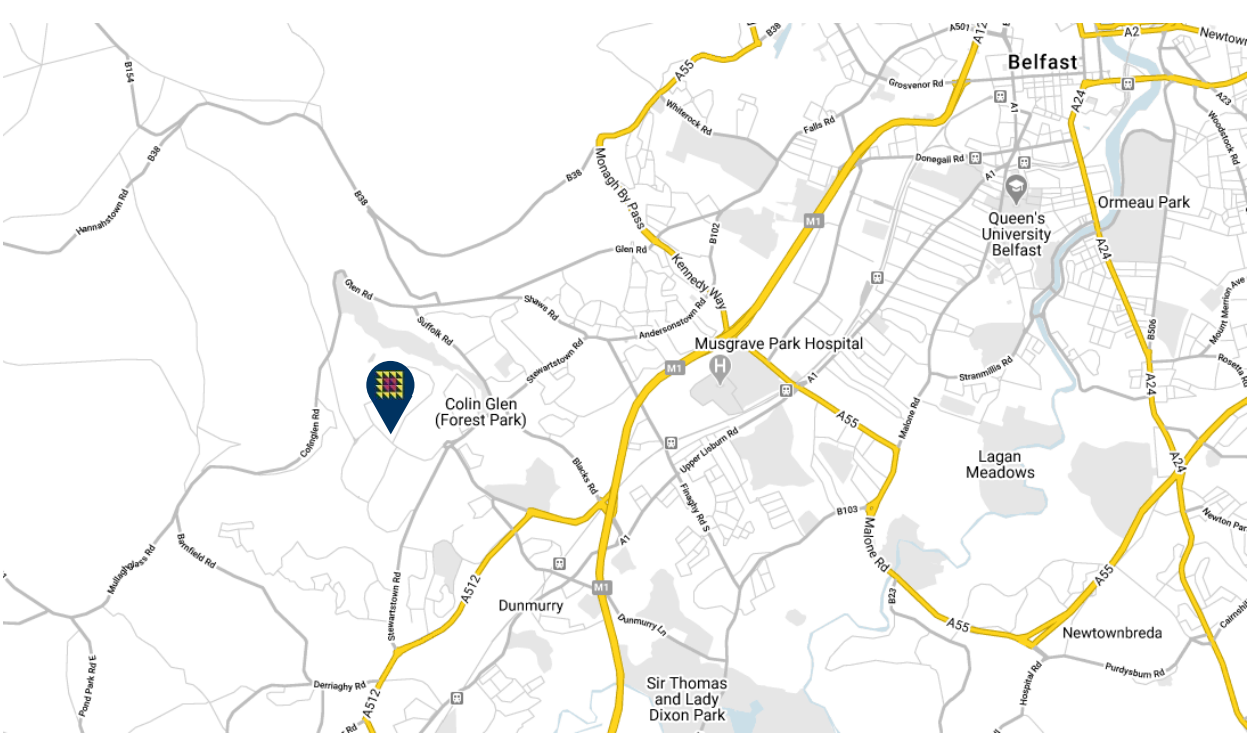
The lands extend to c. 2.3 acres.

# PURCHASER'S COVENANTS

(REFER TO MAP OPPOSITE)

1. The purchaser will be required to provide uninterrupted access at all times to the lands outlined in blue.
2. The area shaded green is to be developed for Category 1 Social Housing units only. Category 1 units comprise self-contained accommodation for the more active elderly which may include an element of scheme supervisor support and / or communal facilities.
3. Any estate roads which are used to service a proposed development on the lands, must be constructed and adopted by DFI Roads. The purchaser will be required to put in place a Road Bond and provide details of same to the Vendor's Solicitors prior to any onsite works.
4. The Purchaser will be required to install a dividing fence to an agreed specification.

Further details on request





**Indicative Layout Drawing**



Views over the site



Views over the site

## SALES DETAILS

PRICE: Offers over £900,000

TITLE: Please refer to:

Napiers Solicitors  
1-9 Castle Arcade  
Belfast BT1 5DF  
Tel: 028 9024 4602  
Contact: Denis McKay

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



**OKT**  
O'CONNOR KENNEDY TURTLE

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### 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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.