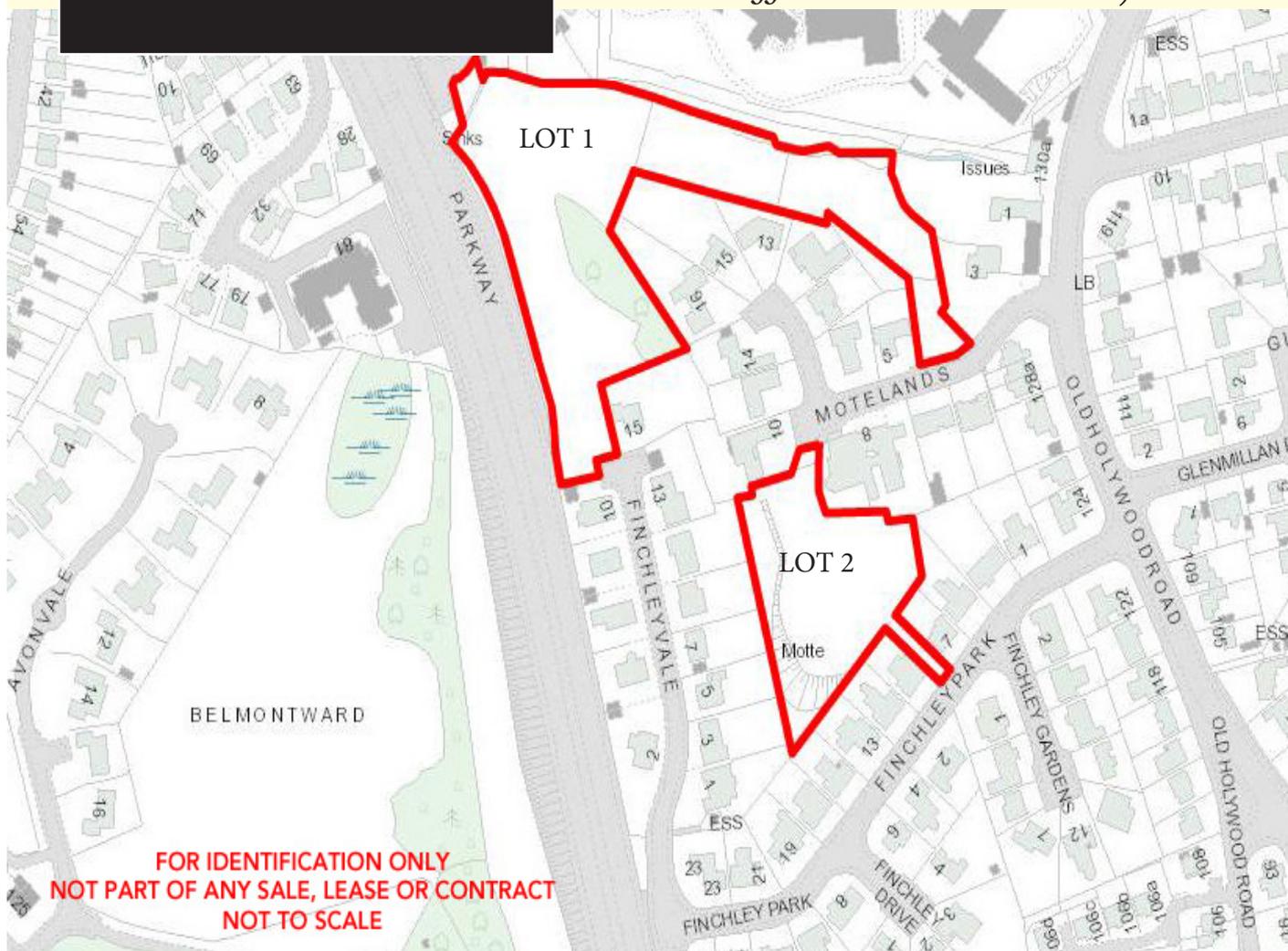


RODGERS & BROWNE

Development Opportunity at Motelands,
Old Holywood Road East Belfast BT4

Lot 1: offers around £800,000

Lot 2: offers around £600,000



THE AGENTS PERSPECTIVE...

“Undoubtedly a superb opportunity to purchase in either 1 or 2 Lots, prime development land (subject to the relevant permissions) within the sought after setting of Belmont “



THE FACTS YOU NEED TO KNOW...

Prime zoned development land available in two separate Lots

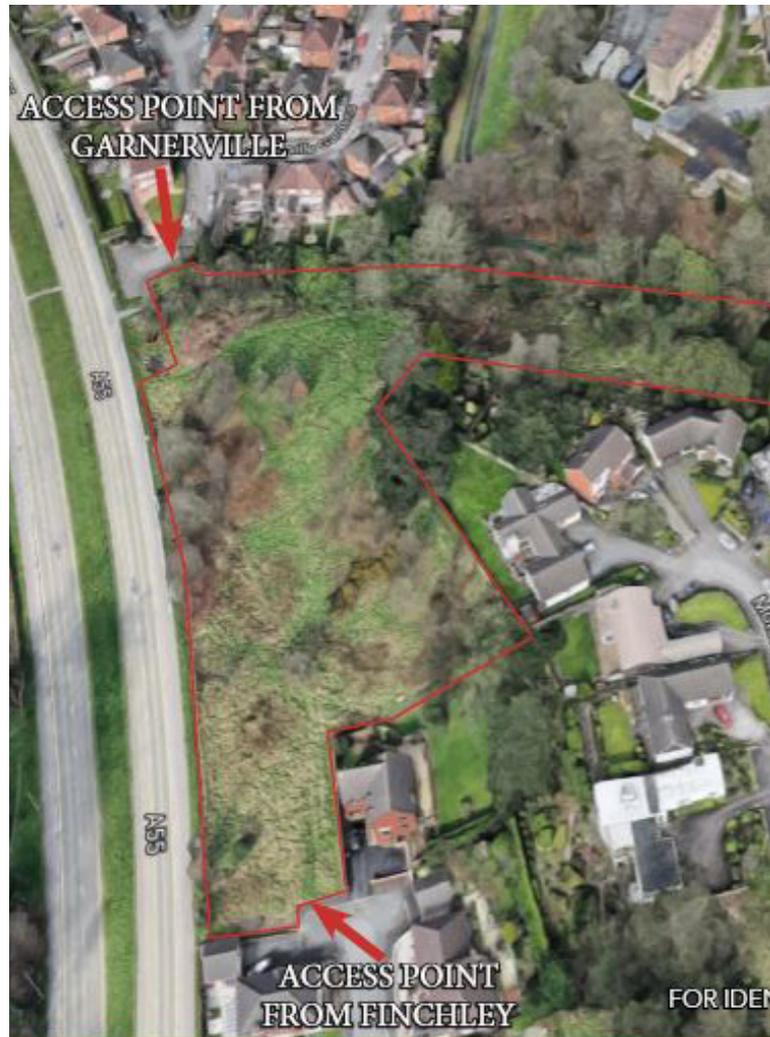
Ideal for mixed housing schemes

Convenient to Belmont and Ballyhackamore Villages, the George Best airport and Belfast City

Minutes from many renowned schools such as Campbell College, Strathearn and Ashfield Boys

An opinion has been sought as to the residential density from Alan Patterson Design for Lot1

Only cash offers will be considered



LOT 1



LOT 2



 25 MAY 2001

OUTLINE PLANNING PERMISSION
Planning (Northern Ireland) Order 1991

Application No. Z/1999/0977
Date of Application: 7th September 1999

Site of Proposed Development: Motelands, Old Hollywood Road, Belfast BT4

Description of Proposal: Site for 14 no. two storey apartments with vehicle and pedestrian access to Motelands; pedestrian access only to Finchley Park (Outline Application) (Amended Description)

Applicant: K. Shean McConnell & Co. Ltd.	Agent: Joe Kerr Architects
Address: c/o Brown McConnell Clark	Address: 13 Duke Street
11 Rossmore Street	Ballymena
Belfast	BT43 6BL
BT1	

Drawing Ref: 01/02

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby:

GRANTS OUTLINE 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:

(i) the expiration of 5 years from the date of this permission; or

(ii) the expiration of 7 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time limit

Application No. Z/1999/0977

EC/001049
Belfast Planning Office

Lapsed planning permission for lot 2



LOT 1

c.3 Acres of zoned land with residential development opportunity (subject to the relevant permissions).

The lands are positioned between Moteland, Finchley Vale and Garnerville Drive of which these are three access points as noted on the map.

In the area plan the land is part zoned reference EB 05/07

PLANNING

No planning has been granted on the site, although Alan Patterson Design have provided a conceptual scheme (subject to planning) available upon request. Purchasers should make their own enquiries with the Planning Service Northern Ireland.

TITLE

The land is being sold by way of a very long leasehold, 10,000 years from 1st November 1862. There are no restrictive covenants on Title.

VIEWING

Site immediately accessible



LOT 2

c.1.00 Acre of zoned land with lapsed planning approval

Located just off Motelands with a pedestrian access to Finchley Park, the lands in question are zoned under the Belfast Area Plan EB 03/19.

PLANNING

Outlined Planning Permission had been granted for 14 two storey apartments (application no Z/1999/0977 a full copy of the planning consent may be obtained from our office) please note this has now lapsed.

TITLE

The land is being sold by way of a very long leasehold, 10,000 years from 1st November 1862. There are no restrictive covenants on Title.

VIEWING

Site immediately accessible

ADDITIONAL COMMENTS

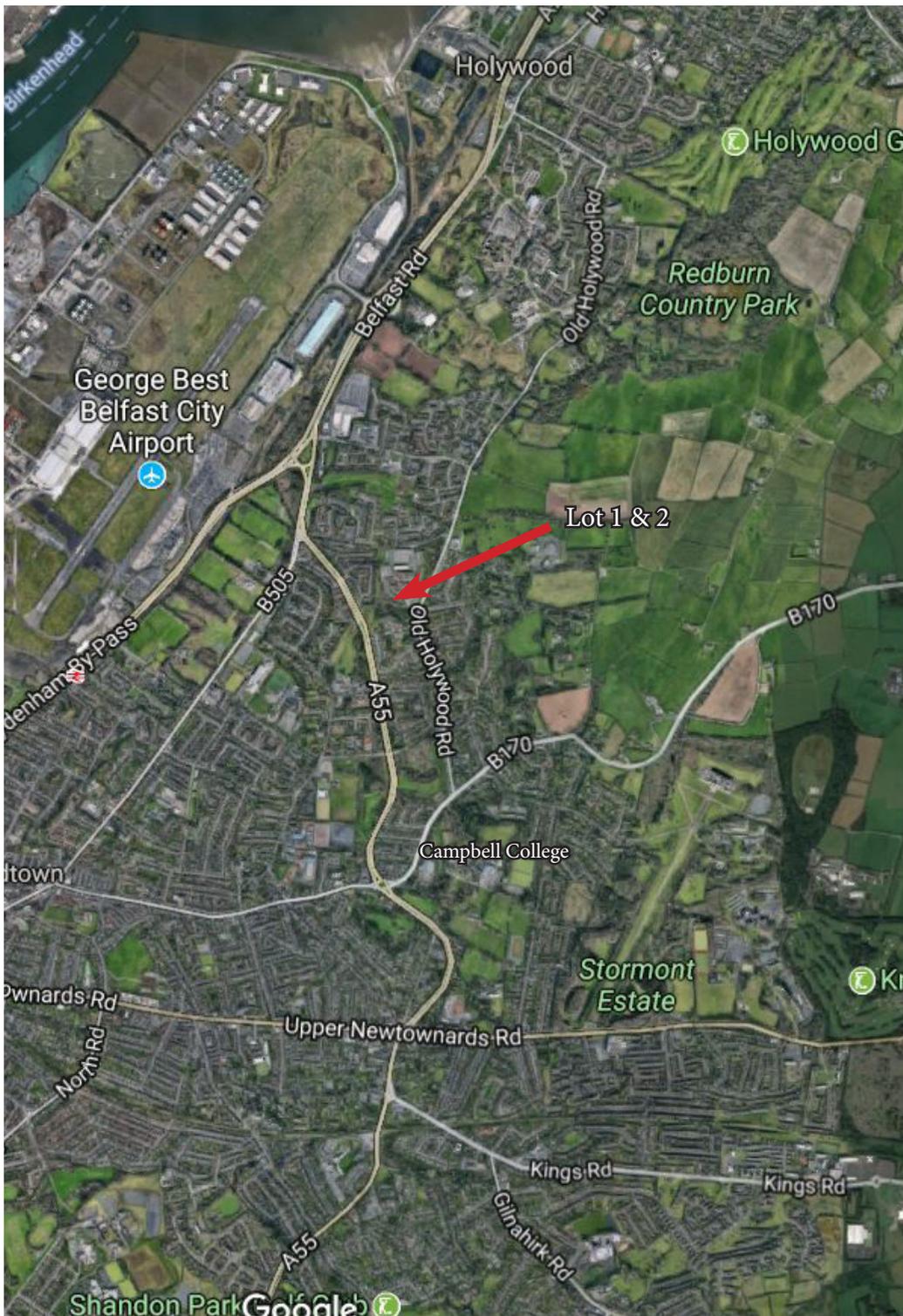
A small section of land could be purchased to the left side of the Motelands/Old Holywood Road entrance ideal for marketing the sites in due course (subject to the relevant permissions).

CONTACT WITHIN RODGERS & BROWNE

Connor R.S Browne is handling the sale and can be contacted either by telephone on 02890421414 or connor@roddersandbrowne.co.uk. he will be able to offer advise as to the housing mix for each Lot and provided sales figures upon request.

LOCATION

Travelling along the Old Holywood Road from the Belmont Road continue for approximately one and a half miles and Motelands will be on your left, once into Motelands the access point to LOT 1 will be on your right and approximately 100 yards on your left is the access to LOT 2.



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&
BROWNE**

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**RODGERS
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roddersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.