

Full Planning
Consent



For Indicative Purposes Only

For Sale

Prominent Development Opportunity

160-162 Kingsway, Dunmurry BT17 9RZ

**Riddell
McKibbin**

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PROPERTY SUMMARY

- Freehold development opportunity with full planning consent
- Planning for 10 no. apartments and 2 no. retail units (Ref: LA04/2018/0386/F)
- Cleared site capable of immediate development
- Offers in excess of £425,000

LOCATION

The property is located on the corner of Kingsway and Church Avenue at the heart of Dunmurry Village. Dunmurry is an urban village located between Belfast and Lisburn, with a main street, which provides the area with a vibrant shopping thoroughfare.

There are a number of local retailers and commercial occupiers located along Kingsway which is generally characterised by ground floor retail / commercial use with upper floor storage or residential use.

DESCRIPTION

The property comprises a cleared site with dual frontage on to Kingsway and Church Avenue. The northern elevation of the proposed development will benefit from views across Dunmurry Park opposite.

TITLE

We understand that the property is held freehold.

VAT

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

PROPOSAL

We are instructed to seek offers in excess of £425,000 excluding VAT.

PROPOSED DEVELOPMENT ACCOMMODATION

The proposed development which benefits from full planning consent (LA04/2018/0386/F) is detailed as follows:

Floor Areas	Beds	Area Sq M	Area Sq Ft
Retail	-	77.2	831
Retail	-	63.4	682
1 Apartment (1F)	2	99.2	1,067
2 Apartment (1F)	1	64.1	690
3 Apartment (1F)	2	73.7	793
4 Apartment (1F)	2	75.5	812
5 Apartment (2F)	2	99.2	1067
6 Apartment (2F)	1	64.1	690
7 Apartment (2F)	2	73.7	793
8 Apartment (2F)	2	75.5	812
9 Apartment (3F)	2	75.3 (21.0 Balcony)	810 (226 Balcony)
10 Apartment (3F)	2	88.7 (18.0 Balcony)	955 (194 Balcony)

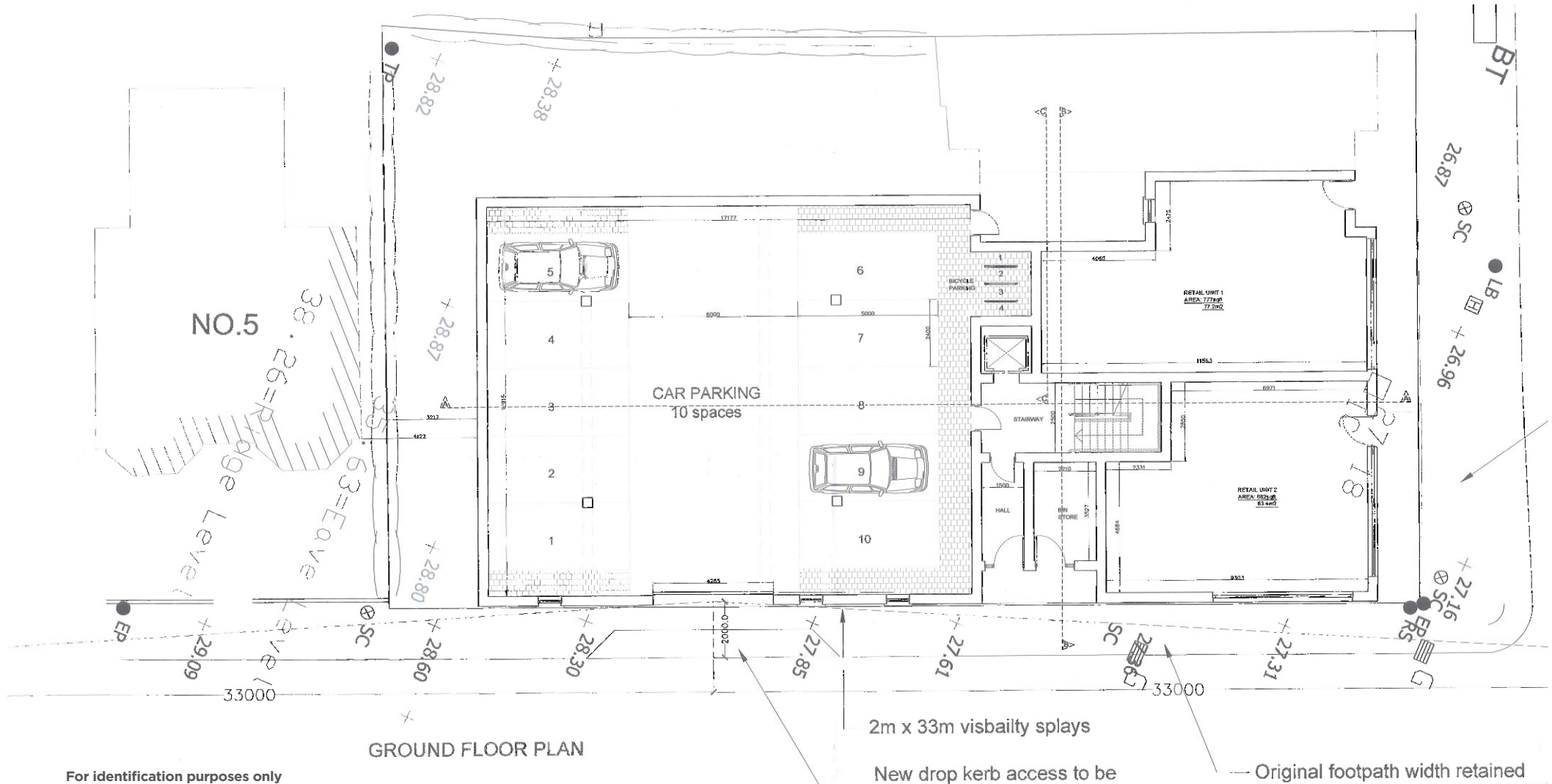
There are 10 No. Car Parking spaces allocated to the apartments.

Further information on the planning LA04/2018/0386/F can be provided on request.

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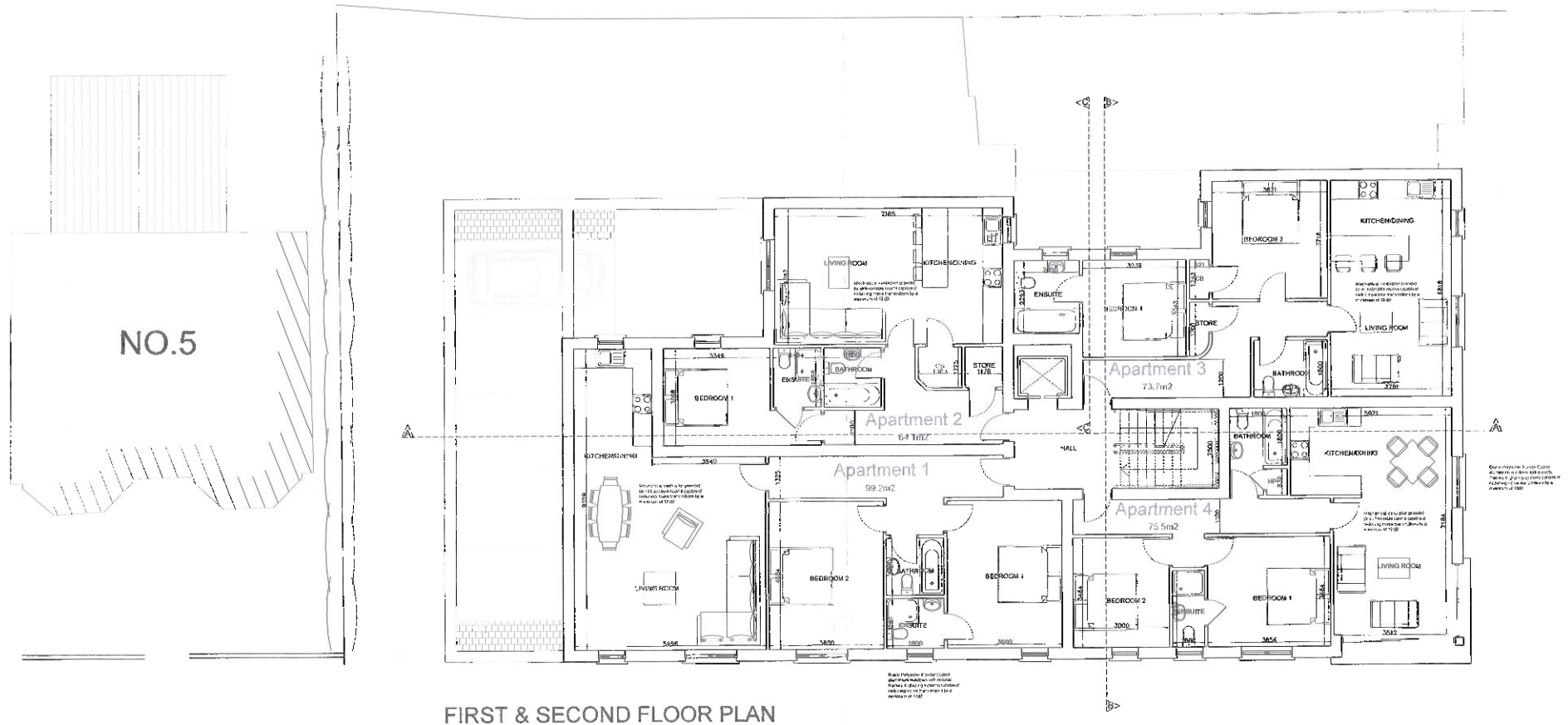
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Architectural floor plan of the third floor of a building, showing two apartments and a common area. The plan includes rooms such as bedrooms, bathrooms, living rooms, and kitchens. Dimensions are provided for various rooms. A note indicates that the plan is for a building with a total area of 1000 sqm. The plan is labeled "THIRD FLOOR PLAN" at the bottom.

Apartment 9 (75.3m²):

- KITCHEN/DINING: 36.55
- BEDROOM 2: 11.85
- ENSUITE: 4.00
- STORE: 8.00
- LIVING ROOM: 12.10
- BATHROOM: 4.00
- BALCONY: 21.62

Apartment 10 (85.7m²):

- BEDROOM 1: 11.85
- BATHROOM: 4.00
- KITCHEN/DINING: 10.50
- LIVING ROOM: 11.30
- BEDROOM 2: 11.85
- ENSUITE: 4.00
- STORE: 8.00
- BALCONY: 18.12

Common Area:

- HALL: 1.00
- STAIRS: 1.00

Notes:

- NO. 5
- THIRD FLOOR PLAN

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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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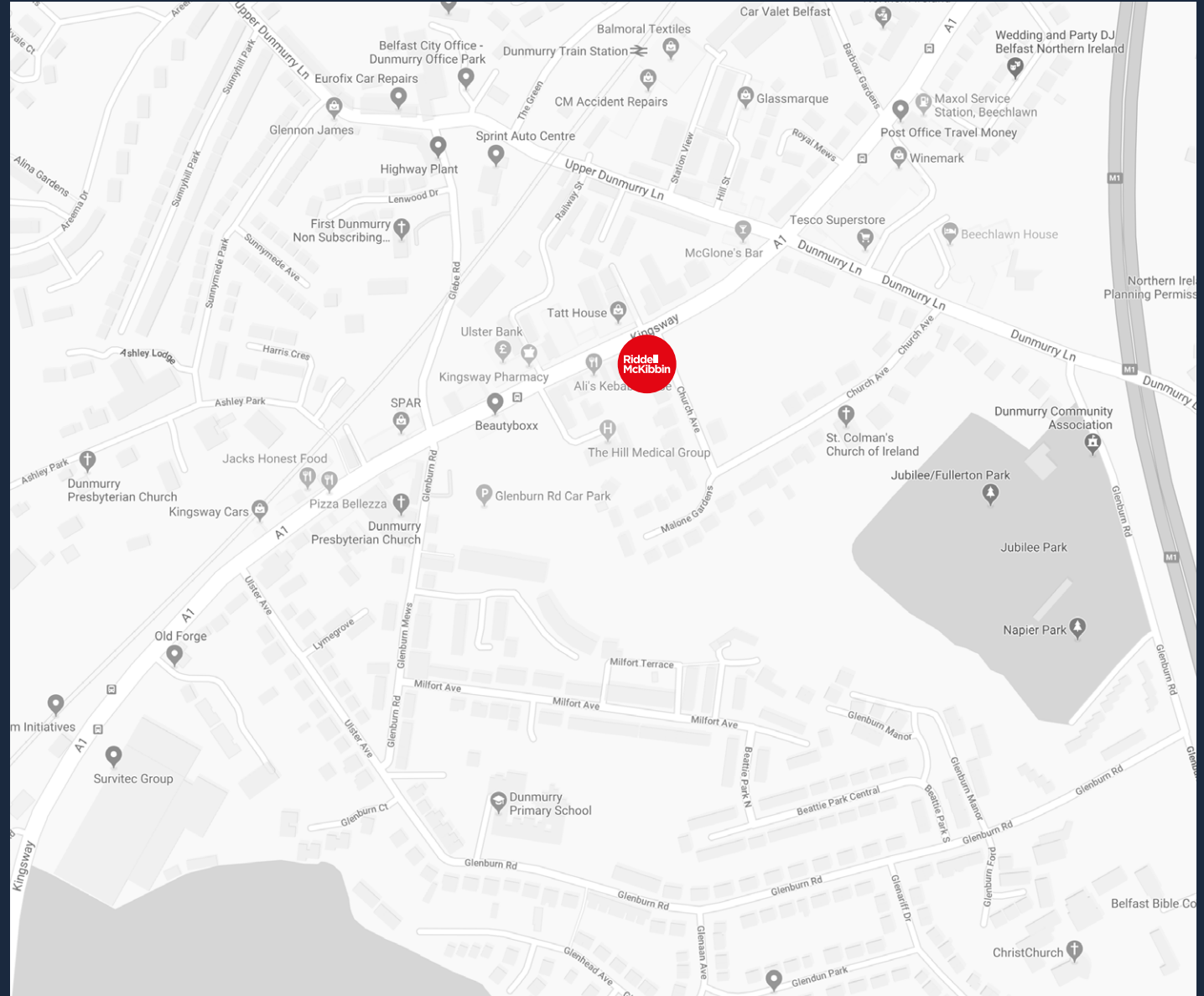
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