

**Cleared
Development Site**



For Sale

Prominent Development Opportunity

1 Henderson Avenue, Belfast BT15 5FL

**Riddell
McKibbin**

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PROPERTY SUMMARY

- Freehold development opportunity
- Planning previously approved for 4 no. apartments and 2 no. retail units (Ref: Z/2007/0753/F- 4th April 2008)
- Cleared site of 0.04 hectares (0.1 acres)
- Offers in excess of £99,950

LOCATION

The property is located on the corner of Henderson Avenue and Cavehill Road within a density populated suburb of north Belfast.

There are several local retailers and commercial occupiers located along Cavehill Road including Boots, Fruit of the Vine, McLean's and various hot food users.

DESCRIPTION

The property comprises a cleared site with frontage to Cavehill Road and Henderson Avenue. There is a recently constructed apartment development on the opposite corner fronting onto Cavehill Road and Henderson Avenue. Henderson Avenue is generally comprising 2 storey residential dwellings which meet the boundary of the site.

Further information on the previously approved planning Z/2007/0753/F can be provided on request (approved 4th April 2008).

SITE AREA

The site comprises c.0.04 hectares (c.0.1 acres) with frontage to Cavehill Road of c.21.5 metres.

TITLE

We understand that the property is held freehold.

VAT

All prices and outgoings etc are exclusive of, but maybe subject to vat

PROPOSAL

We are instructed to seek offers in excess of £99,950 excluding VAT.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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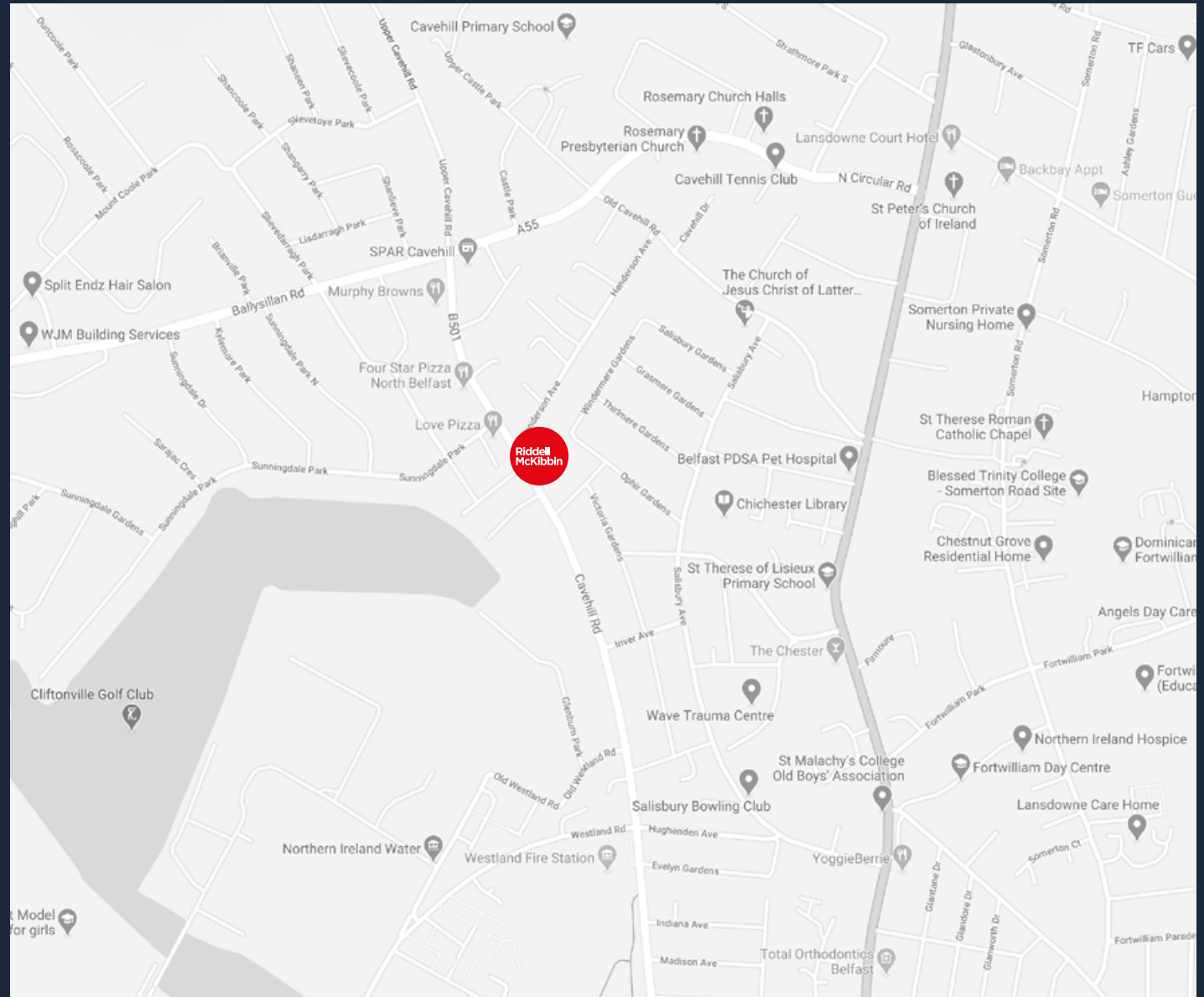
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