



**DEVELOPMENT OPPORTUNITY BOUNDED BY FIRST STREET,
NORTH HOWARD STREET, THIRD STREET & CONWAY STREET**
BELFAST, NORTHERN IRELAND



RESIDENTIAL DEVELOPMENT OPPORTUNITY BOUNDED BY FIRST STREET, NORTH HOWARD STREET, THIRD STREET & CONWAY STREET

BELFAST, NORTHERN IRELAND

Belfast City Centre 2 km, Belfast City Airport 9 km, Belfast International Airport 22 km
(all distances approximate)

Residential Development Opportunity Extending to Approximately 2.3 Acres (0.93 ha)

Benefits from full planning permission for 49 houses, landscaping and associated site works (Ref: LA04/2018/0618/F).
Conveniently located close to the Belfast City Centre and the Westlink, which provides ease of access to the M1, M2
and M3 motorway networks.

Cleared site with extensive road frontage.

Savills Belfast

2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX

+ (0) 28 9026 7820

belfast@savills.ie

About 2.3 acres (0.93 hectares) in total

For sale by way of Private Treaty



LOCATION

Belfast is the capital of Northern Ireland and is the second largest city on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area. Belfast is situated approximately 103 miles (165 km) north of Dublin and 75 miles (120 km) southeast of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

The site occupies an extensive and highly prominent location bounded by First Street, North Howard Street, Third Street and Conway Street. The subject site is situated approximately 1.2 miles (2 km) West of Belfast City Centre, and in close proximity to the A12 Westlink which provides ease of access to the M1, M2 and M3 motorway networks. Public transport links are situated a short 4-minute walk from the site at Twin Spires.

There are a range of amenities in the local vicinity to include food outlets, grocery stores, petrol filling station, pharmacies, leisure facilities, GP surgeries and schools.

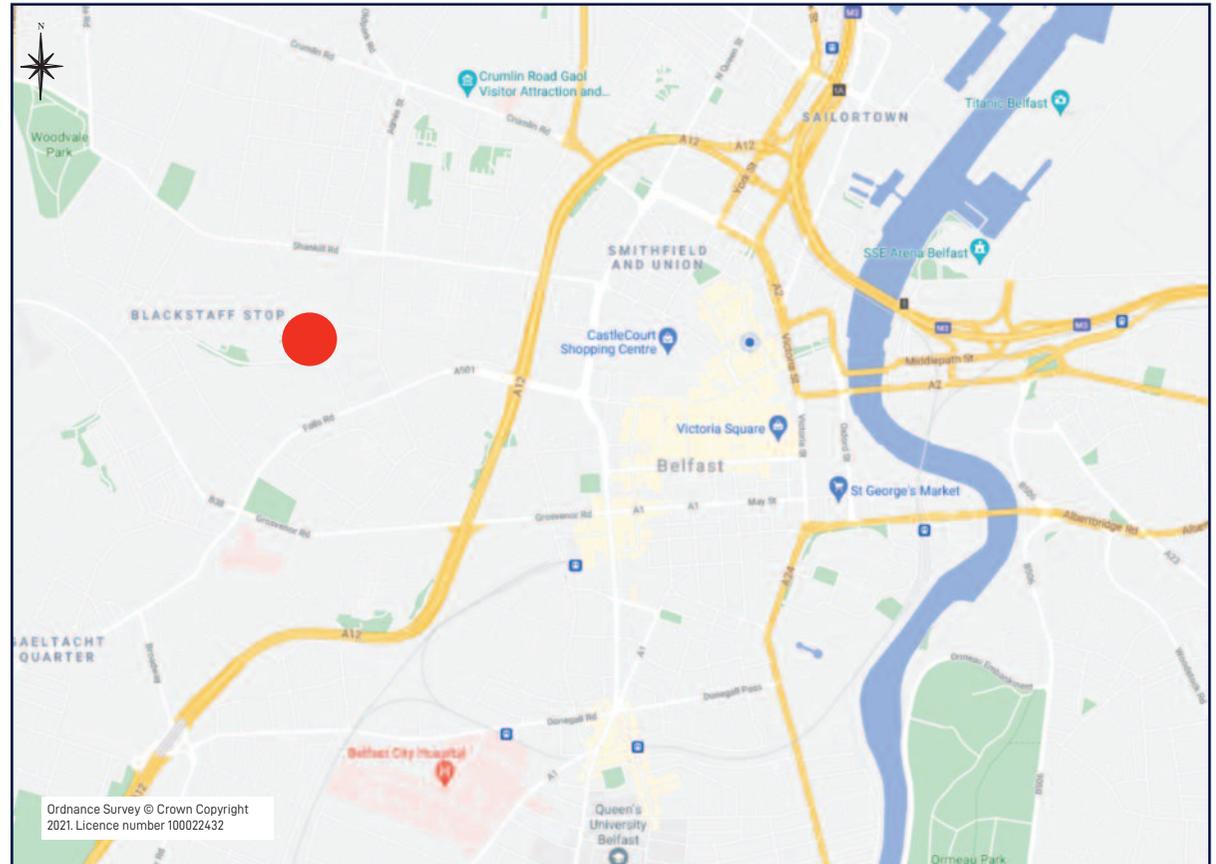
DESCRIPTION

The subject comprises a cleared site of approximately 2.3 acres (0.93 ha). The site is relatively flat in topography with temporary steel palisade fencing bounding the perimeter of the site. Vehicular access to the site is currently accessed of Third Street.

The site presents an excellent residential development opportunity and benefits from full planning permission for the construction of 49 houses, landscaping and associated site works under planning reference LA04/2018/0618/F. All planning documents and drawings can be made available upon request.

LONGITUDE/LATITUDE

54.600980, -5.951018



GENERAL REMARKS

Viewings

Strictly by appointment with the selling agents:

Savills
2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX.
+44 (0) 28 9026 7820
belfast@savills.ie

Entry & Possession

Entry is by agreement.

Solicitor

Deirdre Mullan
Diamond Heron Solicitors
Diamond House
7-19 Royal Avenue
Belfast
BT1 1FB

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Offers

We are instructed to seek offers in excess of £1,500,000 (One million five hundred thousand pounds) exclusive of VAT.

Title

We understand the land is held freehold.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Services

Interested parties are requested to satisfy themselves on the adequacy of all services.

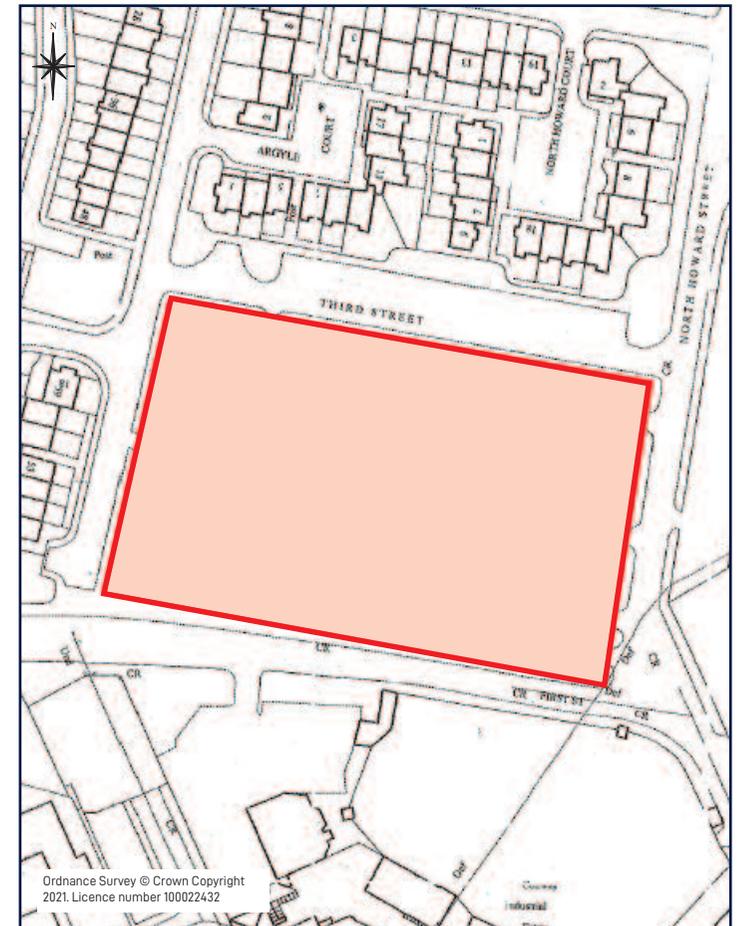
Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared August 2021



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

NEAL MORRISON

T: +44 (0) 28 9026 7824

M: +44 (0) 77 4039 3733

E: neal.morrison@savills.ie

MEGAN HOUSTON

T: +44 (0) 28 9026 7826

M: +44 (0) 75 9309 7723

E: megan.houston@savills.ie

