



For Sale Development Site with Outline
Planning Permission c. 0.46 Acres

13 Barrack Street Belfast BT12 4AH



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SUMMARY

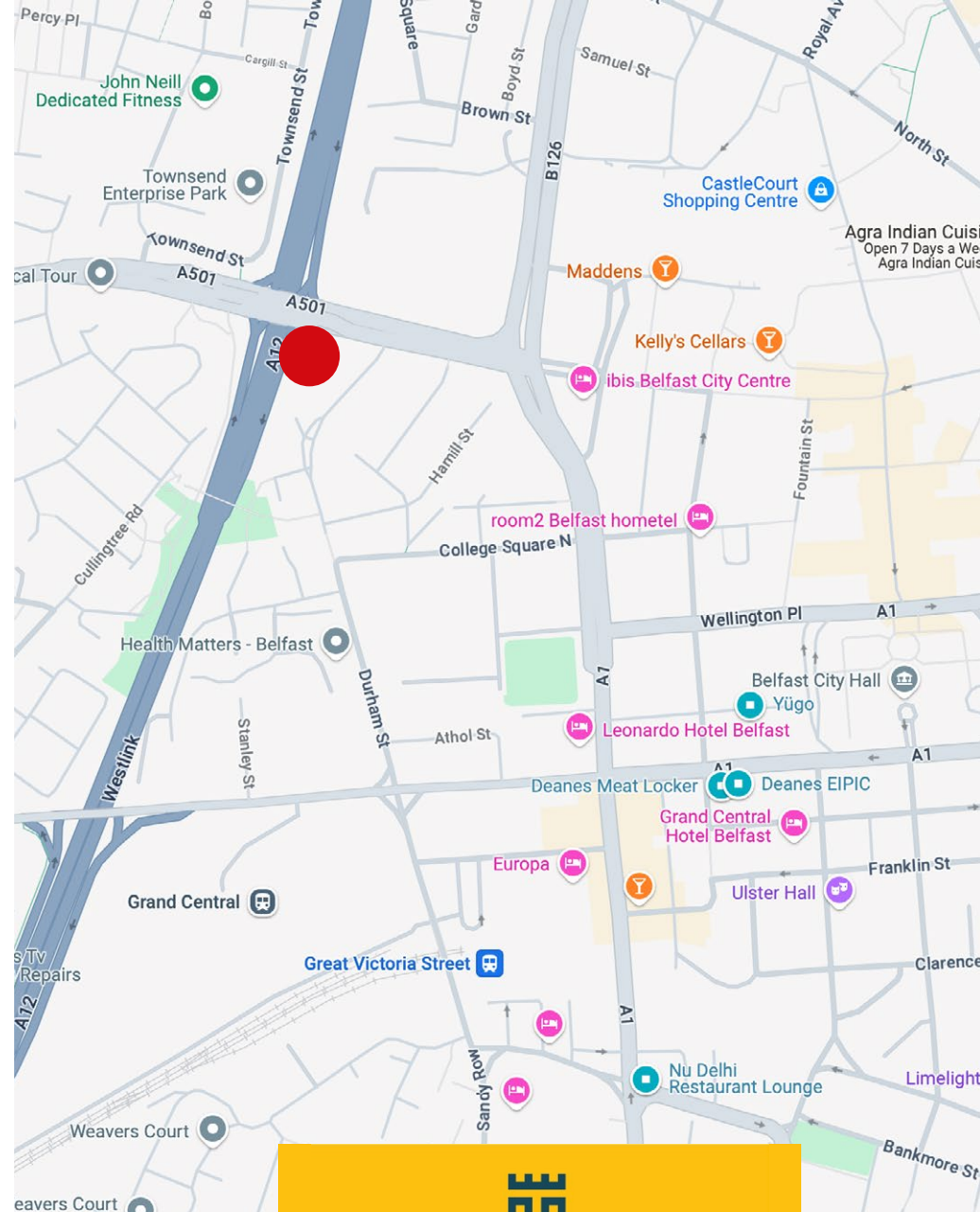
- Development site/yard comprising c. 0.46 acres.
- Outline Planning Permission granted for 4 townhouses with associated car parking.
- Accessible location on Barrack Street on edge of Belfast City Centre.

LOCATION

- The subject property is located on Barrack Street, off Divis Street and adjacent to the A12 Westlink.
- The site is located in an area of high demand for housing, while there are a range of other uses including St Mary's Primary School, Edmund Rice Schools Trust and Belfast Metropolitan College (Millfield).
- The site has excellent accessibility to the wider road network and is approximately 250 m from Belfast City Centre.
- The site is accessed via vehicular entrance gates, off Barrack Street.

DESCRIPTION

- The subject is a development site of c. 0.46 acres, with Outline Planning Permission granted for 4 townhouses (Ref: LA04/2022/0777/0).
- The site comprises a total area of c. 0.46 acres and is level in landform, with access directly off Barrack Street.
- The site is currently overgrown and comprises a number of disused portacabins, previously connected to the site's former use as a daycare nursery. At the northern boundary of the site are 2 no. 48 sheet advertising hoardings which are currently producing a licence income of £1,800 per annum.



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SITE AREA

We calculate the total area of the site to be approximately 0.46 acres.

PLANNING PERMISSION

The site was granted outline planning permission for four townhouses on 17th September 2024.

Link: <https://planningregister.planningsystemni.gov.uk/application/510343>

A site plan for the scheme is shown on page 4 of this brochure for information.

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

There is an existing NIW easement traversing the site, details of which can be made available to interested parties.

PRICE

Unconditional offers are invited in the region of £225,000, exclusive.

VAT

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



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Proposed Houses
Coloured Thus



DIVIS STREET

6 CAR
PARK SPACES

St Mary S Primary School

WESTLINK

hard area

4 garden

3 garden

2 garden

1 garden

4 CAR PARK SPACES

secured/covered
cycle stand coloured
blue

remove ex wall
gates

Shared Garden

Proposed 3m
buffer zone adjacent
to existing retaining wall
coloured yellow to allow
for inspections and maintenance
of retaining wall and service cables

entrance to site
4100 wide
coloured blue

ex car
parking

ENTRANCE

Barrack Street

PROPOSED SCHEME

Not to Scale/For information purposes only.

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CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson

bw@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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