



FOR IDENTIFICATION PURPOSES ONLY.

# FOR SALE

Potential Development Opportunity extending to c. 0.2 acres

## 57 Pilot Street, Belfast BT1 3AH

JOINT AGENTS



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# LOCATION

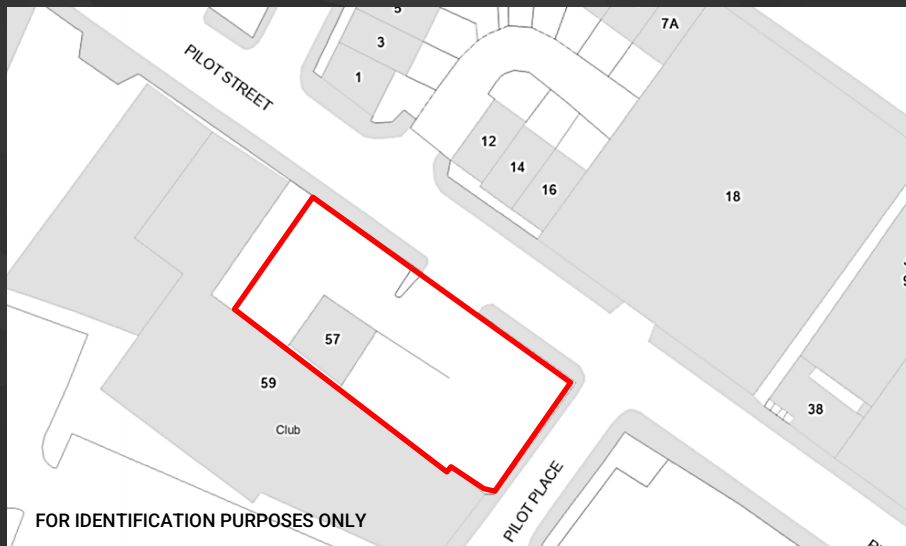
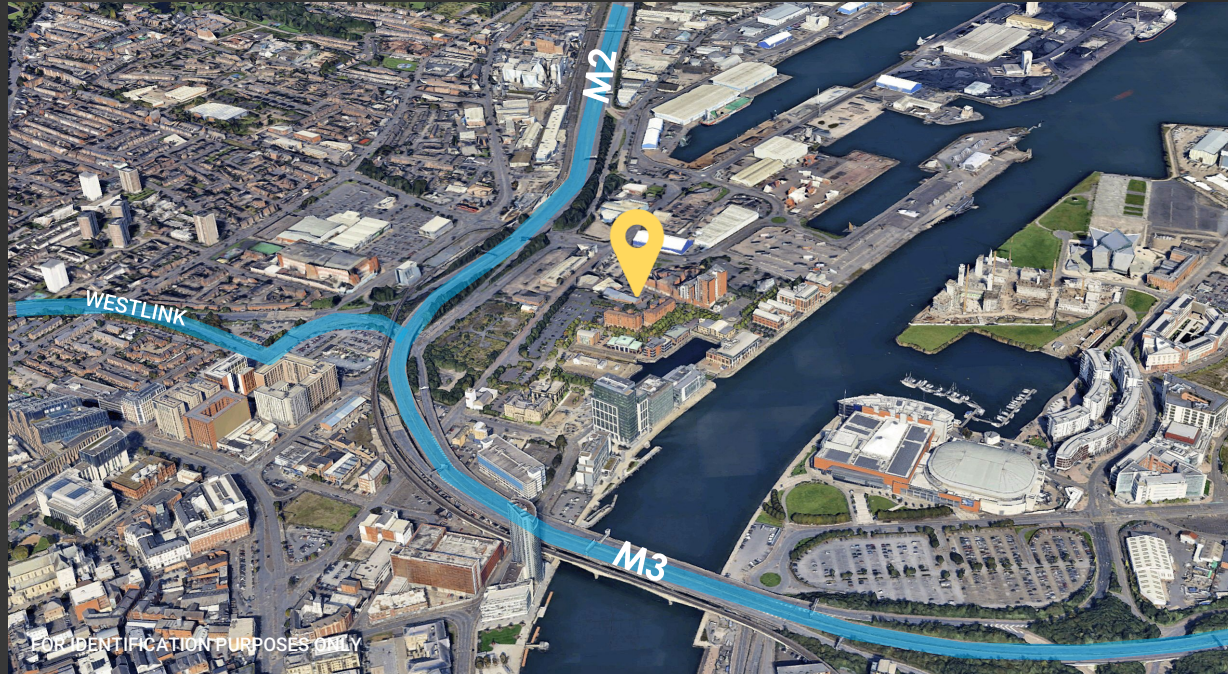
**Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.**

The lands are located fronting Pilot Street, just off Corporation Street on the northern fringe of the city centre. Corporation Street is one of the City Centre's main access and egress routes.

In addition, the lands adjoin a local boxing club, Dockers Club, overlook a range of social housing units and are located in close proximity to Clarendon Dock which is earmarked for a major residential led proposed development.

# DESCRIPTION

The subject comprises a rare opportunity to acquire a site on the corner of Pilot Street and Pilot Place. The lands have obvious development potential for a variety of uses.



## SITE AREA

The lands extend to c. 0.2 acres (809 sq m).

**Please note:** as a condition of the sale, a maintenance strip will be retained to ensure repair works (when required) can be actioned to the adjoining Dockers Club.

**Customer Due Diligence:** As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9344



**1.8 M POPULATION**

ONE OF THE YOUNGEST  
AND FASTEST GROWING  
IN EUROPE



**SHOPPING**

CITY CENTRE SHOPPING  
AND AMENITIES WITHIN  
5 MINS WALK



**CONNECTIVITY**

M1 & M2 MOTORWAYS  
ARE ACCESSED WITHIN  
2 MINUTES VIA  
WESTLINK



**PUBLIC TRANSPORT**

METRO AND RAIL  
SERVICES A FEW MINUTES  
WALK AWAY

# PLANNING

The subject lands are designated within the Belfast Urban Area Plan 2001 as unzoned 'white land' and designated in the BMAP 2015 (V2014) as within the Belfast Harbour Major Employment Location and is zoned for existing employment.

For context, the lands and property immediate adjoining the subject were granted consent in October 2024 for an affordable housing development comprising of 69 No. units (LA04/2023/2668/F).

# SALES DETAILS

PRICE: Offers in the region of £300,000  
TITLE: Assumed freehold title with no user restrictions  
VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed tenant will be required to satisfy the Lessor and their agents regarding the source of the funds used to complete the transaction.



# FURTHER INFORMATION

For further information / viewing arrangements please contact Joint Agents:

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The agents for themselves and for the Vendors of this property give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle or Northern Property have any authority to make or give any representation or warranty in relation to this property. (iv) Services, equipment or facilities have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

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