



For Sale Development Opportunity

121 Comber Road, Dundonald, BT16 2BT



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

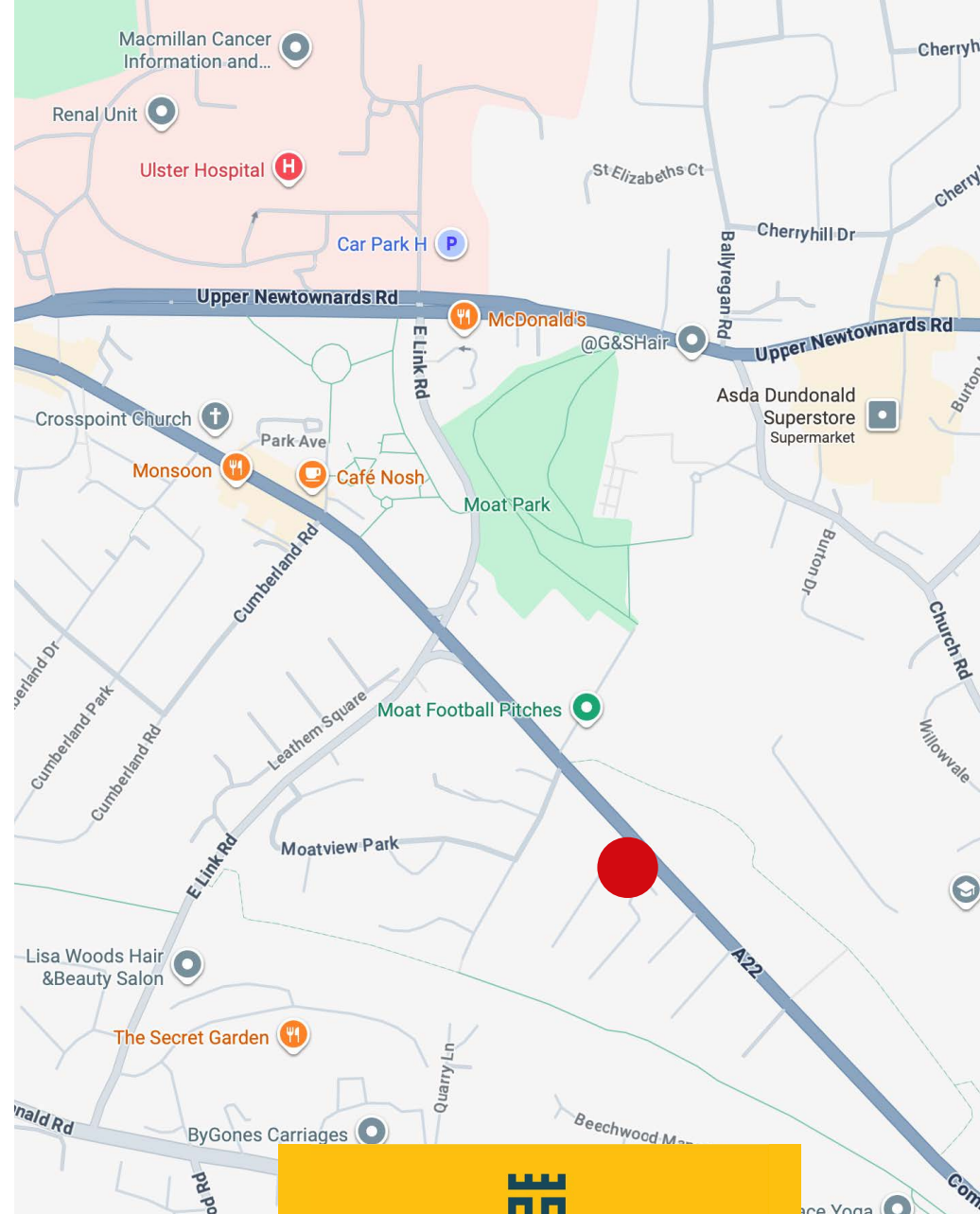
- Development opportunity of 0.20 acres.
- Suitable for residential or commercial uses (subject to planning permission).
- High profile location on A22 Comber Road, Dundonald.
- Close to Ulster Hospital and Stormont Estate.

DESCRIPTION

- The subject comprises a development opportunity on a rectangular shaped site, with an area approximately 0.20 acres.
- The site would be suitable for residential or commercial development, subject to Planning Permission.
- Current planning permission for a dental surgery (LA/05/2017/1120/F).

LOCATION

- The subject site fronts onto the A22 Comber Road, at its junction with Mawhinney Park, on the outskirts of Dundonald. This is a sought after residential location with the surrounding area representing a mix of new and established residential properties.
- The site is located approximately 0.25 miles from the centre of Dundonald and approximately 7 miles from Belfast City Centre.
- The site is in close proximity to both the Ulster Hospital and Stormont Estate.



For Sale Development Opportunity
121 Comber Road, Dundonald, BT16 2BT


McKIBBIN
COMMERCIAL
028 90 500 100

SITE AREA

Total site area approx. 0.2 acres.

PLANNING

The proposed site is located within the development limit of Dundonald.

Planning permission was previously granted on 9th May 2018 for a new dental surgery with ancillary car parking (LA/05/2017/1120/F). This was then renewed on the 9th of November (LA05/2023/0204/F).

All interested parties are invited to direct any planning queries to the Planning Department in Lisburn & Castlereagh City Council.

SALES DETAILS

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

Price: Unconditional offers are invited in the region of £175,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT.



For Sale Development Opportunity
121 Comber Road, Dundonald, BT16 2BT


McKIBBIN
COMMERCIAL
028 90 500 100

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

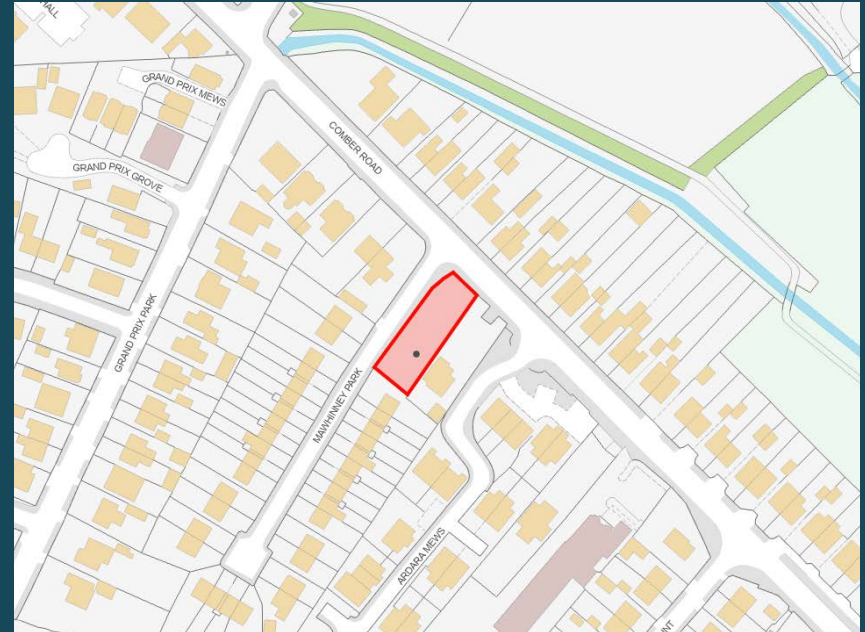
02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



Follow us for up-to-date news and information!


McKIBBIN
COMMERCIAL
028 90 500 100