

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com

Approximate Boundaries
Not to Scale



Development Site

22 Ashley Park, Dunmurry
Belfast, BT17 9EH

Asking Price £350,000

FOR SALE

- Four Bedroom Detached House Located Close To Upper Dunmurry Lane
- Full Planning Permission Granted For 2 detached houses and 6 apartments
- Site Extends To C. 0.5 Acres
- Located In An Established Residential Area Offering Ease Of Access To Belfast & Lisburn
- Quiet Tree Lined Road
- Walking Distance To Dunmurry Village, Dunmurry Railway Halt And Many Amenities
- Opportunity For A Developer To Acquire A Site With Full Planning Permission
- Asking Price £350,000

LOCATION

The subject is located on Ashley Park which is accessed from Sunnymede Park, Off Upper Dunmurry Lane. The immediate area is an established residential area and comprises primarily of a mix of detached and semi-detached family homes. The subject is well positioned within walking distance of the shops at Kingsway, Dunmurry Village.

DESCRIPTION

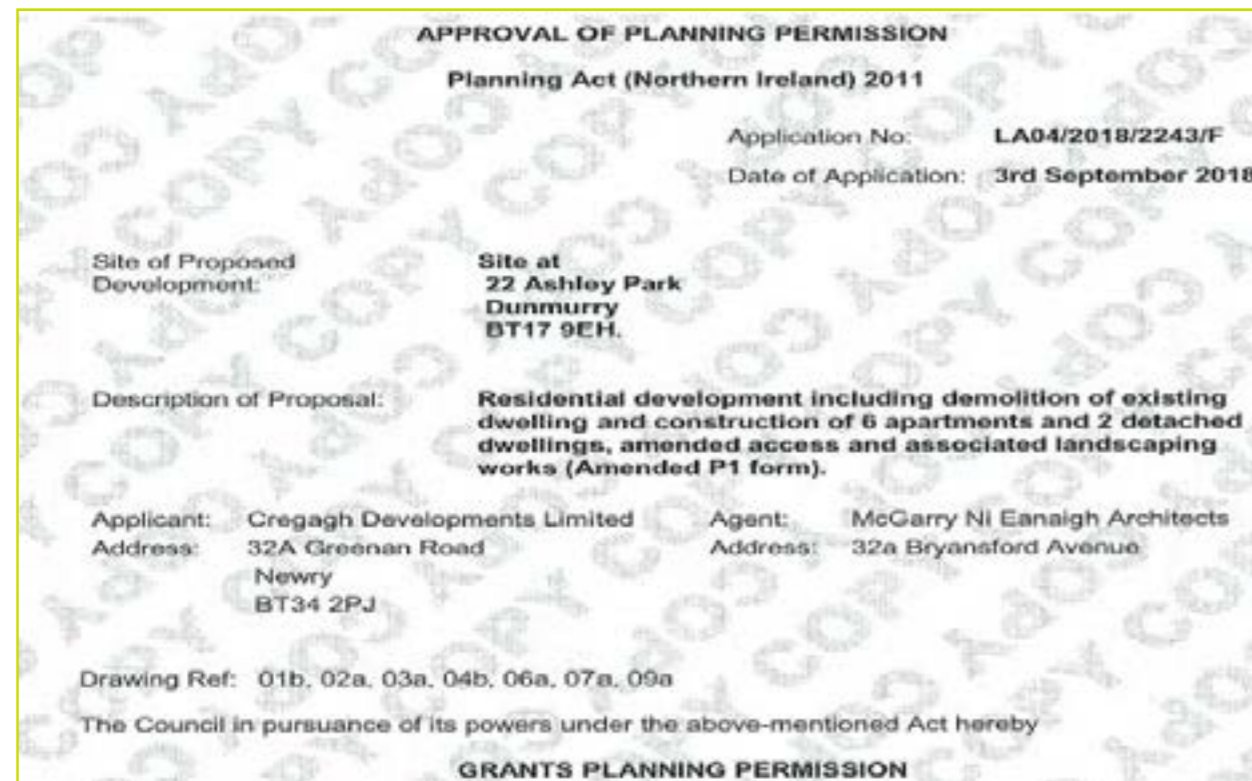
The subject presently comprises of a four bedroom, detached house with front and rear gardens and driveway parking. The overall site extends to approximately 0.5 acres.

TENANCY

The subject property is currently let at £550 per month on a month to month basis

PLANNING PERMISSION

Full planning permission was granted on 23/12/2019 for 2 detached houses and 6 apartments. The apartments are arranged over ground, first, and second floors. Planning reference LA04/2018/2243/F. A copy of the planning permission is available on request via email. Some of the trees are subject to a Tree Protection Order.



SCHEDULE OF PLANNING PERMISSION / PROPOSED ACCOMMODATION (approximate only)

Unit	Type	Bedrooms	Sq Ft
Unit 1	Detached	3	1,087
Unit 2	Detached	3	1,087
Unit 3	GF Apartment	2	688
Unit 4	GF Apartment	2	688
Unit 5	FF Apartment	2	688
Unit 6	FF Apartment	2	688
Unit 7	SF Apartment	2	688
Unit 8	SF Apartment	2	688

TOTAL SQ FT 6,302 (The above figures are approximate only and prospective purchasers should seek confirmation from an architect).

PRICE

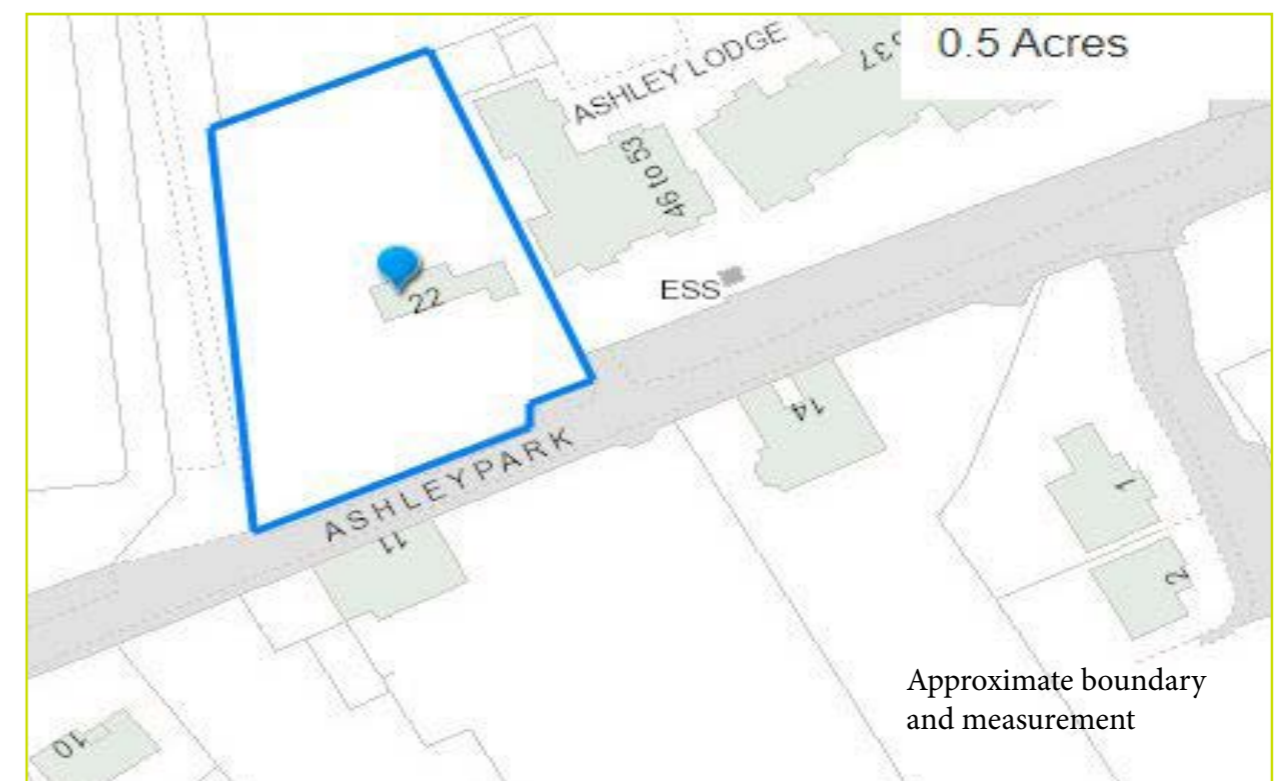
Asking Price £350,000

VAT

The property is not registered for VAT

FURTHER INFORMATION

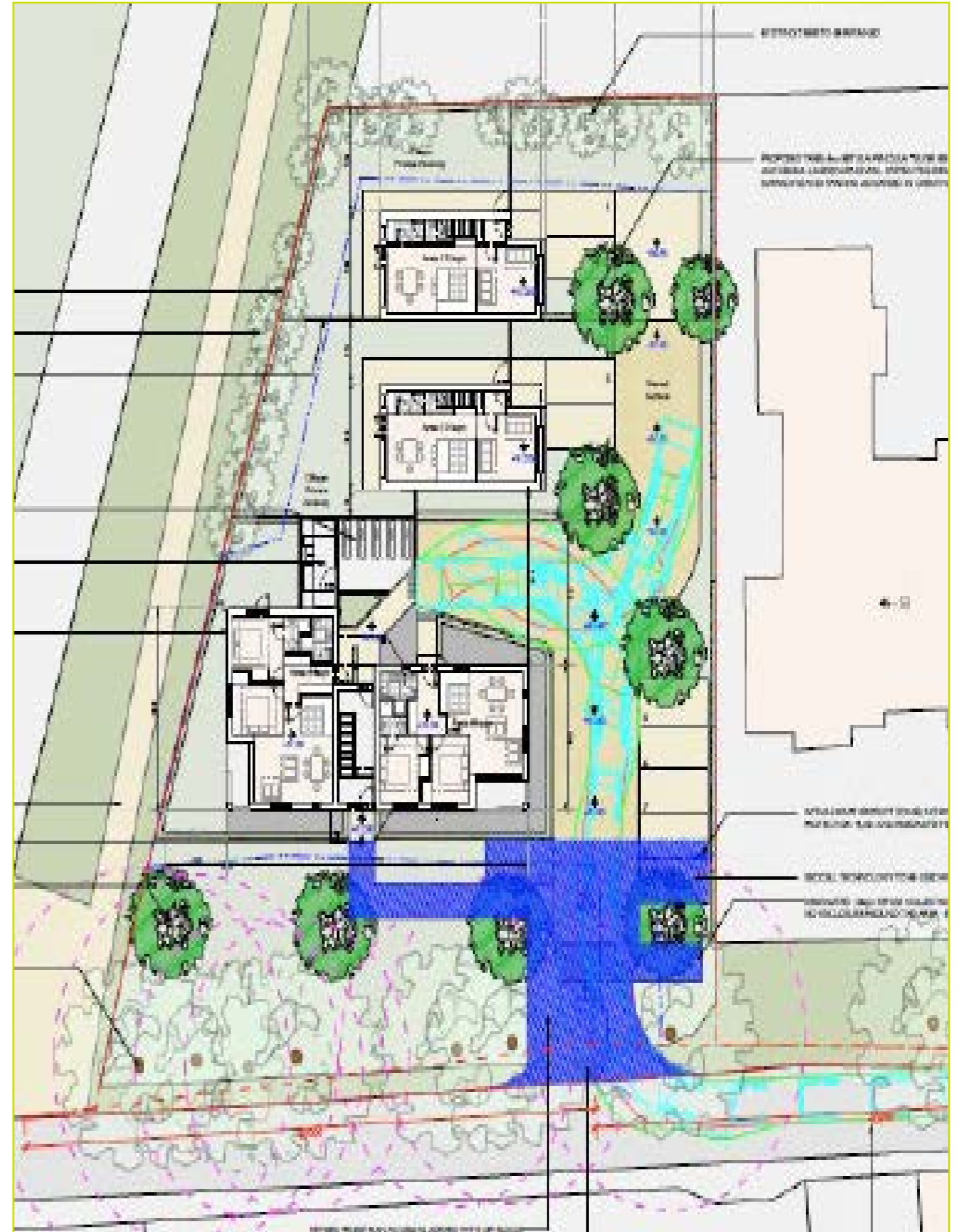
For further information please contact the selling agent on 02890 308855 or info@douganproperty.com



EXISTING SITE MAP
(not to scale - for illustration purposes only)



PROPOSED SITE LAYOUT (not to scale - for illustration purposes only)



PLANNING PERMISSION - Rear Elevations (not to scale)



PLANNING PERMISSION - Apartment Rear Elevations (not to scale)



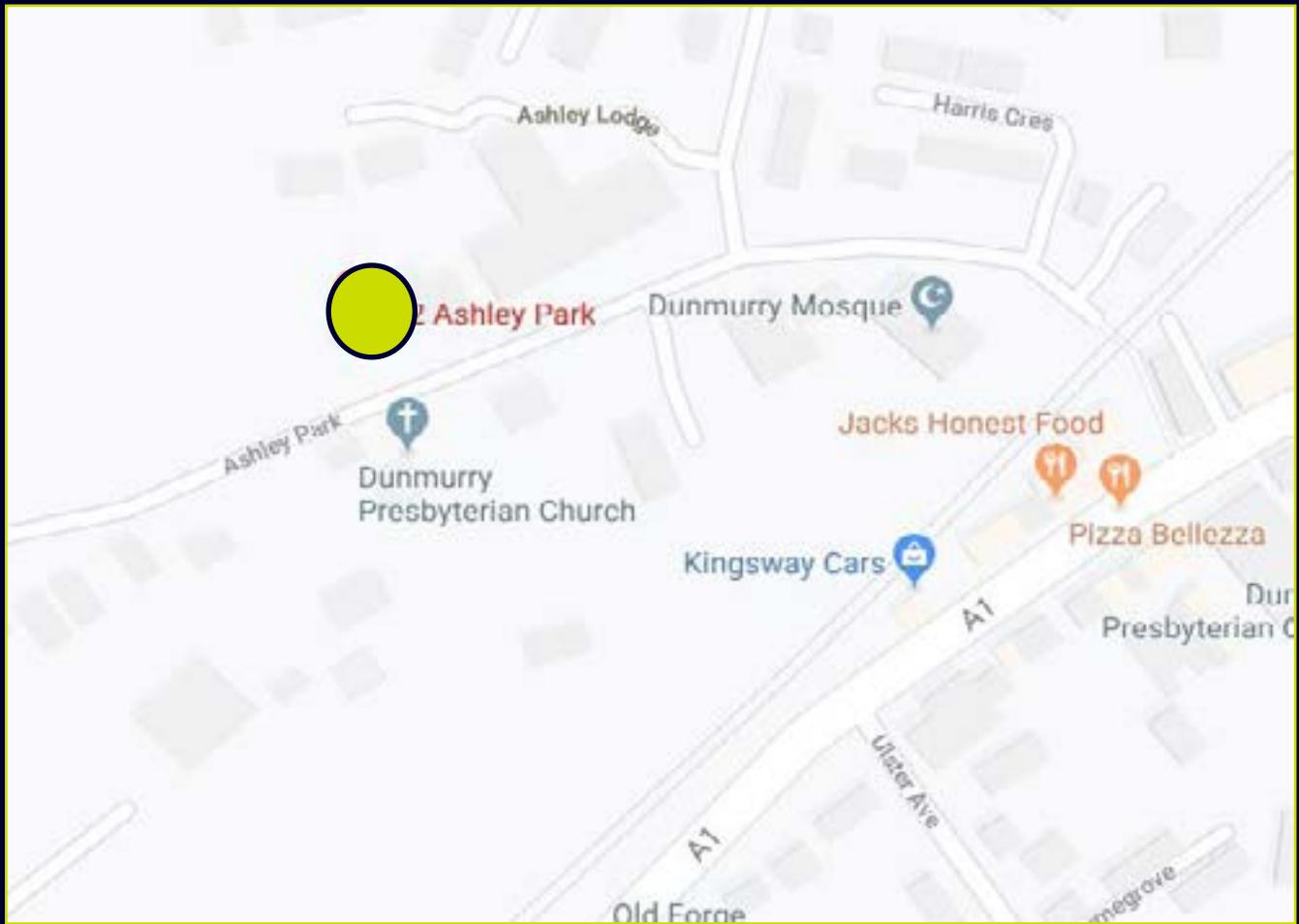
PLANNING PERMISSION - Front Elevations (not to scale)



PLANNING PERMISSION - Apartment Front Elevations (not to scale)



LOCATION MAP



DIRECTIONS:

Travelling up Upper Dunmurry Lane from Kingsway, Dunmurry turn left onto Sunnymede Park and then turn right on to Ashley Park. Number 22 is located on the right hand side.



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