

**OPP for 53
no. apartments**



Park Centre

**Royal
Victoria Hospital**

McDonalds

Boucher Road

Westlink

Donegall Road

Monarch Street

For Sale

Gateway Development Opportunity c.1.30 acres
451-455 Donegall Road, Belfast BT12 6HD

**Riddell
McKibbin**

For Sale - Gateway Development Opportunity c.1.30 acres **451-455 Donegall Road, Belfast BT12 6HD**

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McKibbin**

PROPERTY SUMMARY

- Prominent & well situated development opportunity
- Outline Planning Permission for 53 no. apartments
- Planning Approved under ref: LA04/2019/1445/O on 05/12/19
- Site extends to approximately 1.30 acre (0.53 hectares)
- Offers invited in excess of £1,325,000 exclusive

LOCATION

The site is located at the junction of the Donegall Road with Monarch Street, in close proximity to the Broadway Roundabout and Glenmachan St leading on to Boucher Road. The site is conveniently located just off the Westlink providing access to both the M1 & M2 Motorway network. The City Centre is only a short drive away whilst Belfast's two main Hospitals (Royal Victoria Hospital & Belfast City Hospitals) are located within a short walk of the site. The Adelaide & City Hospital train halts are both located near to the site.

DESCRIPTION

The site extends to approximately 1.30 acres and is predominantly level. Whilst being a 'brownfield' development site, the previous buildings have been demolished and largely cleared from the site. The chimney is a scheduled monument from the original weaving works and still stands on the site. The site benefits from a good frontage onto the Donegall Road and Monarch Street whilst the rear boundary abuts the Westlink Bus Corridor slip road. The site also benefits from advertising income of £5,100 p.a.

PLANNING

The site benefits from Outline Planning Permission for the development of 53 no. apartments (building heights ranging from 2.5-5.0 storeys). Planning Permission was granted under Ref: LA04/2019/1445/O on 5th December 2019. A copy of the planning permission and approved plans are available to interested parties upon request from the sole selling agents.

PROPOSAL

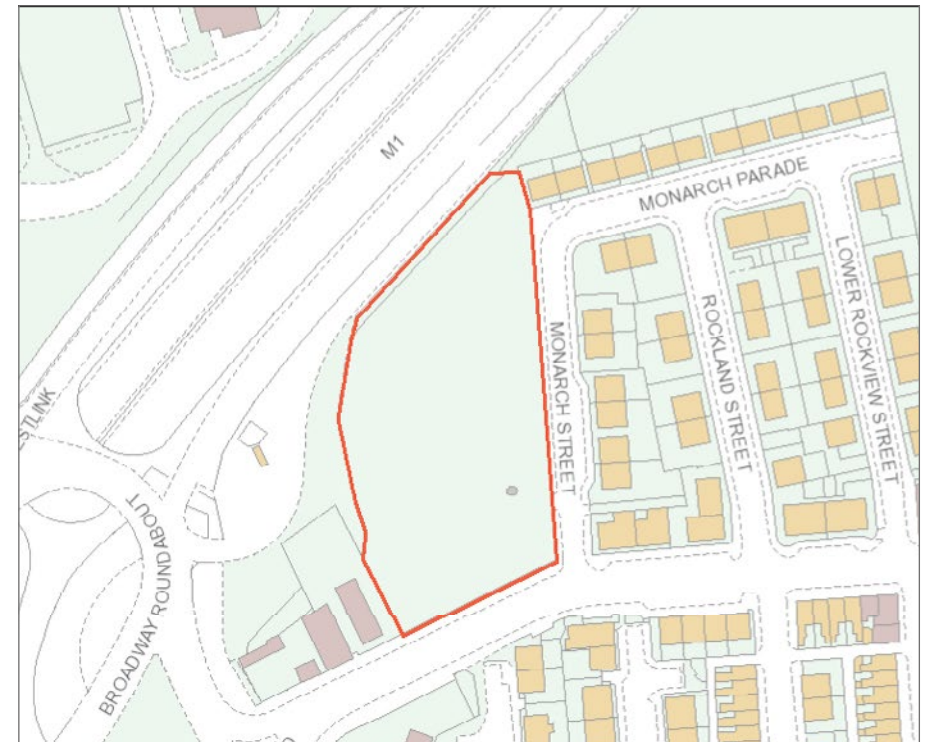
We are instructed to seek offers in excess of £1,325,000 exclusive.

TITLE

We understand that the property is held freehold.

VAT

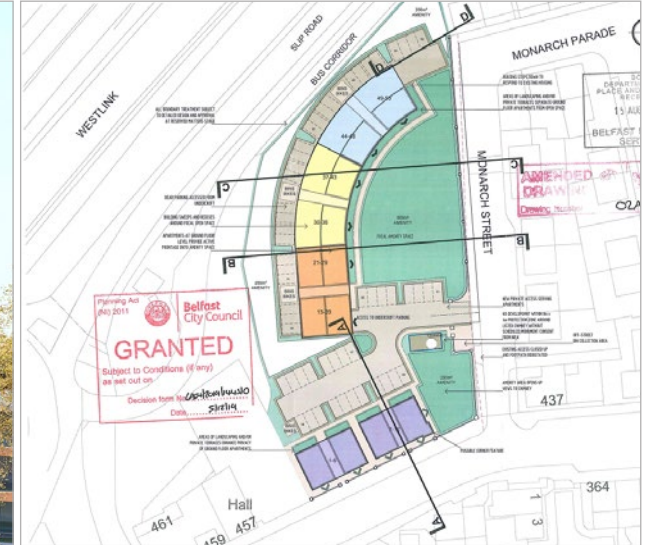
All prices stated are exclusive of, but may be liable to VAT.



For identification purposes only

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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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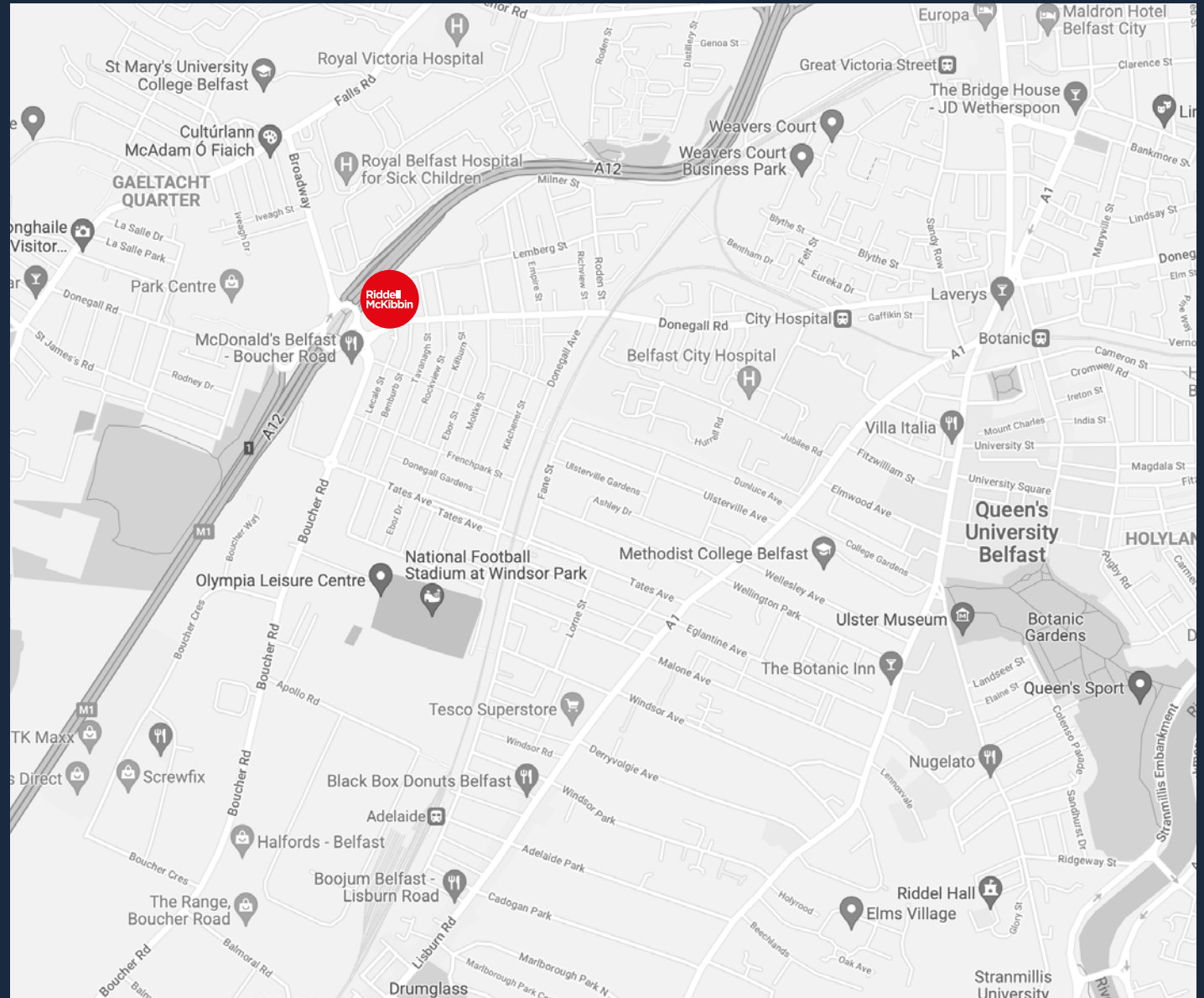
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Ref: RM0079



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