

FOR SALE

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

69 - 71 SHANKILL ROAD, BELFAST, BT13 1FD



**THE SITE BENEFITS FROM A
CERTIFICATE OF LAWFUL
USE OR DEVELOPMENT**

For identification purposes only

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SUMMARY

- Prime residential development opportunity. Planning approved for a 52 unit apartment scheme, medical surgery and commercial units (Ref LA/2004/2015/0195/F).
- Certificate of lawfulness for the above scheme LA/2022/0984/LDP issued 13th September 2022.
- Comprises a cleared site extending to approximately 0.60 Acres (0.24 Hectares).
- The site occupies an extensive and highly prominent frontage onto the Shankill Road.
- Within a short walk of the new Ulster University Campus, Cathedral Quarter, Belfast City Hall and Great Victoria Street.
- Conveniently located close to the Westlink, which provides ease of access to the M1, M2 and M3 motorway networks.
- Public transport links are situated adjacent to the site, offering regular commutes to Belfast City Centre.
- The Shankill road includes a range of local conveniences to include, food outlets, grocery stores, pharmacies, GP surgeries and schools.
- Local sporting and recreational activities include Shankill Leisure Centre, Woodvale Cricket Club and Woodvale Park Playing Fields.



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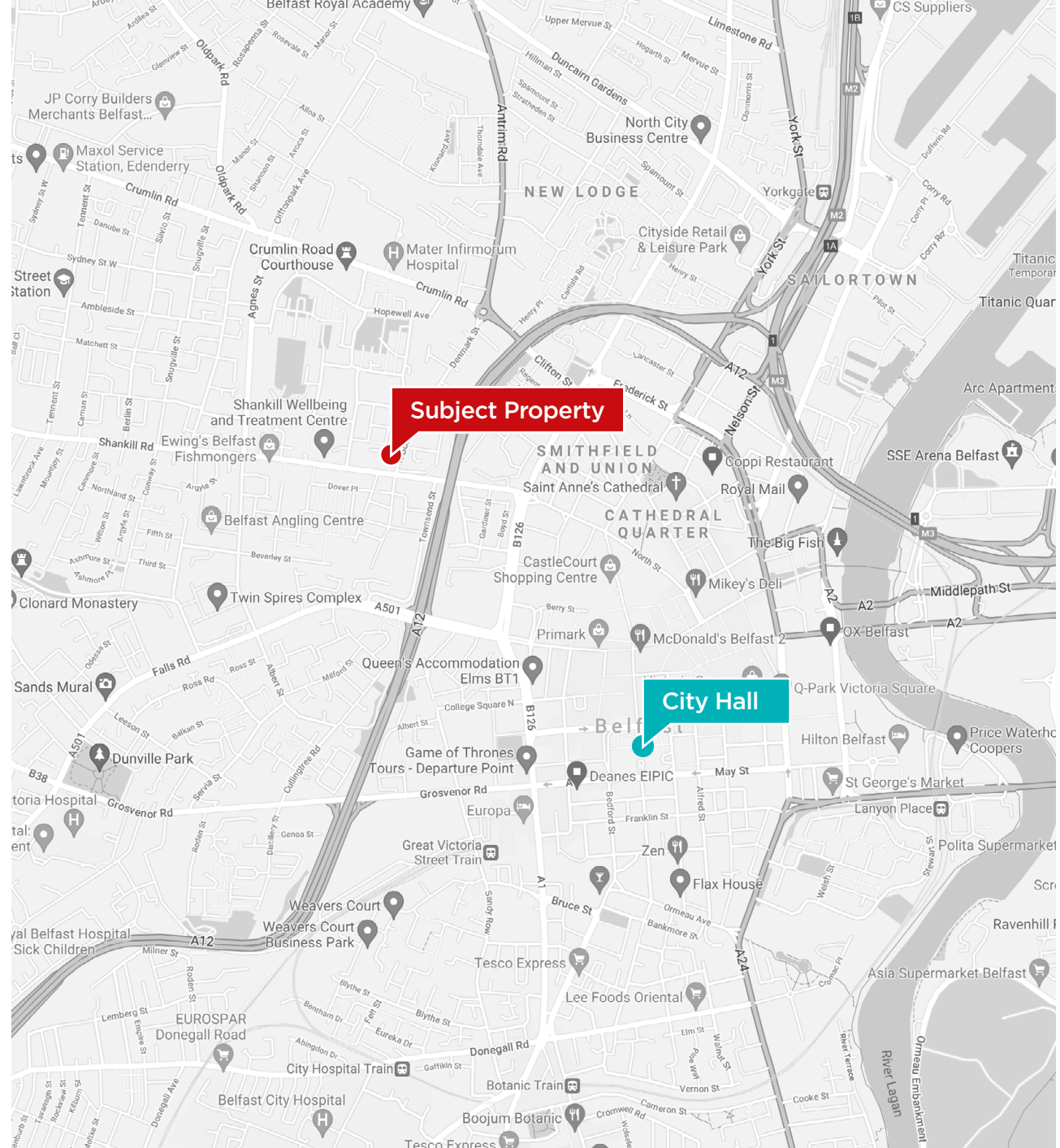
LOCATION

Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the United Kingdom and second largest on Island of Ireland, approx. 100 miles North of Dublin.

Belfast benefits from an excellent road and transport network which includes the M1 and M2 motorways, four railway stations and two airports providing ease of access to all major UK and European Cities.

Belfast is one of the youngest cities in Europe, with 43% of the population under 30 years of age.

Approximately 5,000 students graduate annually with business related degrees from Northern Ireland's two world class universities - Queens and Ulster University.



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SITUATION

The site occupies an extensive and highly prominent corner location, fronting onto the Shankill Road and North Boundary Street.

The subject site is situated approximately 0.5 miles West of Belfast City Centre, an approximate 10 minute walk to the most highly sought-after areas of the city, including the Cathedral Quarter and Belfast City Hall.

The A12 Westlink, which links with the M1, M2 & M3 Motorway networks is conveniently positioned a short distance from the site, offering commuters swift access to and from the wider motorway networks.

Public transport links (Metro 11) are situated adjacent to the site, which provide regular commutes to and from Belfast City Centre.

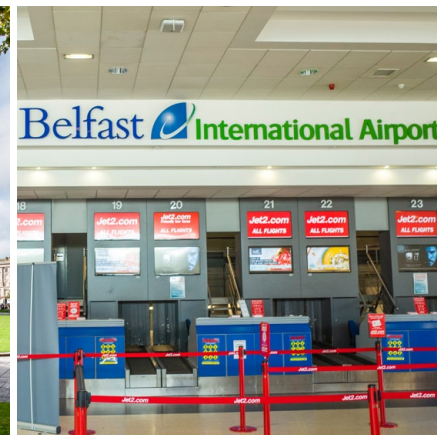
The Shankill road includes a range of local conveniences to include, food outlets, grocery stores, pharmacies, GP surgeries and schools.

Occupiers situated within the immediate vicinity include Clear Pharmacy, Beautician, Spar Convenience Store & PFS, KFC and Cornerstone Medical Centre.

Local sporting and recreational activities include a Leisure Centre, Woodvale Cricket Club and Woodvale Park Playing Fields.

ACCESSIBILITY

Belfast City Hall	0.9 Miles
Ulster University Campus	0.5 Miles
Cathedral Quarter	0.5 Miles
Boucher Road	1.8 Miles
A12 Westlink	0.1 Miles
Europa Bus & Train Station	0.7 Miles
Lanyon Train Station	1.3 Miles
Belfast City Airport	3.4 Miles
Belfast International Airport	13.3 Miles
Royal Victoria Hospital	1.1 Miles
Mater Hospital	0.5 Miles
City Hospital	1.5 Miles



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DESCRIPTION

The subject comprises a cleared site of c. 0.60 acres, which is generally flat in topography with temporary fencing surrounding the perimeter. Vehicle access to the site is presently at the rear from Boundary Walk, accessed from the Shankill Road and North Boundary Street. The site presents as an excellent development opportunity situated within close proximity to Belfast City Centre.

LOCAL HOUSING MARKET COMMENTARY

Existing housing within the location of the subject site, comprises a mix of Social and Private Housing. The area has recently undergone considerable regeneration with some new developments geared towards affordable homes for First Time Buyers.

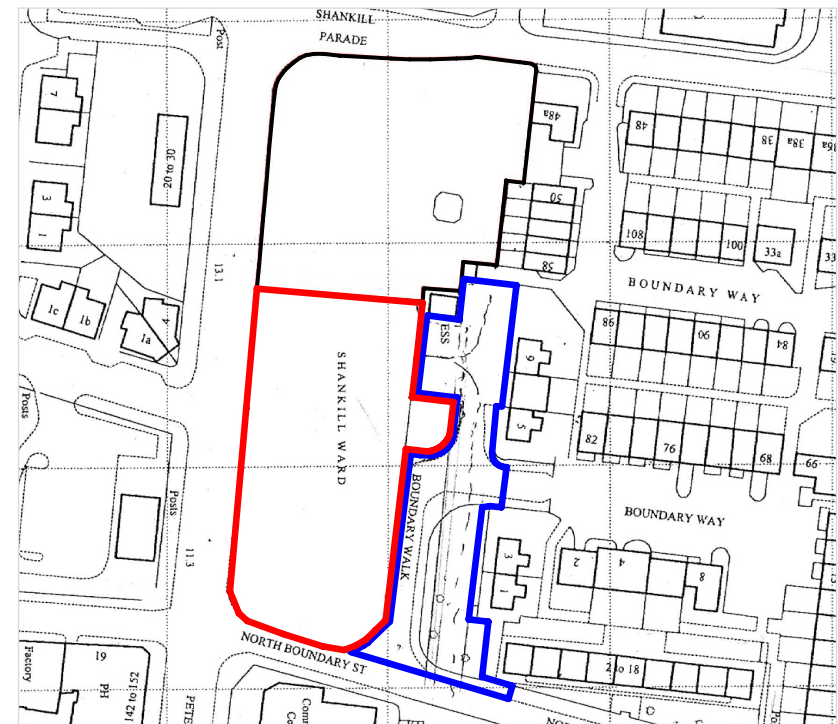
Demand for housing within the area is predominately first-time buyers and investors. Until recently, aspirational first-time buyers and homeowners within the area requiring a private new build home have had to consider alternative locations, as the availability of housing to purchase in this area, comprises of predominately older resale stock, therefore with current demand, more 'New Home' housing stock is required.

PLANNING PERMISSION

Planning Ref No. Ref LA/2004/2015/0195/F (The subject lands plus a small parcel of adjoining land outside the Vendor's ownership as shown edged in Blue).

Full Planning was granted on 20th March 2017 for the development of 1 No. Medical Surgery, 52 No. Apartments and 4 No. Ground Floor Commercial Units.

Planning Ref No. LA/2022/0984/LDP - Certificate of lawfulness confirming the scheme approved in Ref LA/2004/2015/0195/F has commenced on site before the date specified in the time limiting condition on the consent, which secures this permission.



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PROPOSAL

We are instructed to seek offers in the region of £450,000. (four hundred and fifty thousand sterling)

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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April 2022
