

FOR SALE

# Lands at Old Golf Course Park Dunmurry, Belfast, BT17 0FH



## Superb Development Opportunity (subject to planning)

### Property Highlights

- Extending to approximately 1.20 acres (0.49 ha).
- Situated within a highly desirable residential location close to Dunmurry village.
- Zoned for Housing.

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## Location

The site is located within Old Golf Course Park which is a popular modern development situated off The Green, Upper Dunmurry Lane in this highly desirable residential area.

Only a short distance from Dunmurry village which provides the full range of local shops, amenities and services, whilst there are a number of schools close by. Its location also provides ease of access to the motorway network and Dunmurry Railway Station is only a 5 minute walk away.

## Description

The site, accessed from Old Golf Course Park, is relatively regular in shape and level in topography, with mature vegetation and is bound by the Glen river along the southern and western boundaries and Old Golf Course Road along the northern boundary.

There are two partially constructed dwellings on the site.

## Site Area

The site extends to approximately 1.20 acres (0.49 ha), as shown outlined red (for identification purposes only) on the plan overleaf.

## Planning

The site is zoned for Residential Development in the Lisburn Area Plan 2001 and for Housing in the Belfast Metropolitan Plan 2015.

Planning approval (Ref: S/2014/0901/F) for a 'New 2 storey house and detached garage and new single storey house' was granted on 12<sup>th</sup> May 2015. These dwellings have been partly constructed.

An indicative scheme for 16 no. two bed Apartments which may be feasible, subject to planning, is also shown overleaf.

Interested parties are advised to make their own enquiries directly with the local Planning office.

## Title

We understand that the site is Freehold.

## Price

Offers in the region of £650,000 exclusive, subject to contract.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

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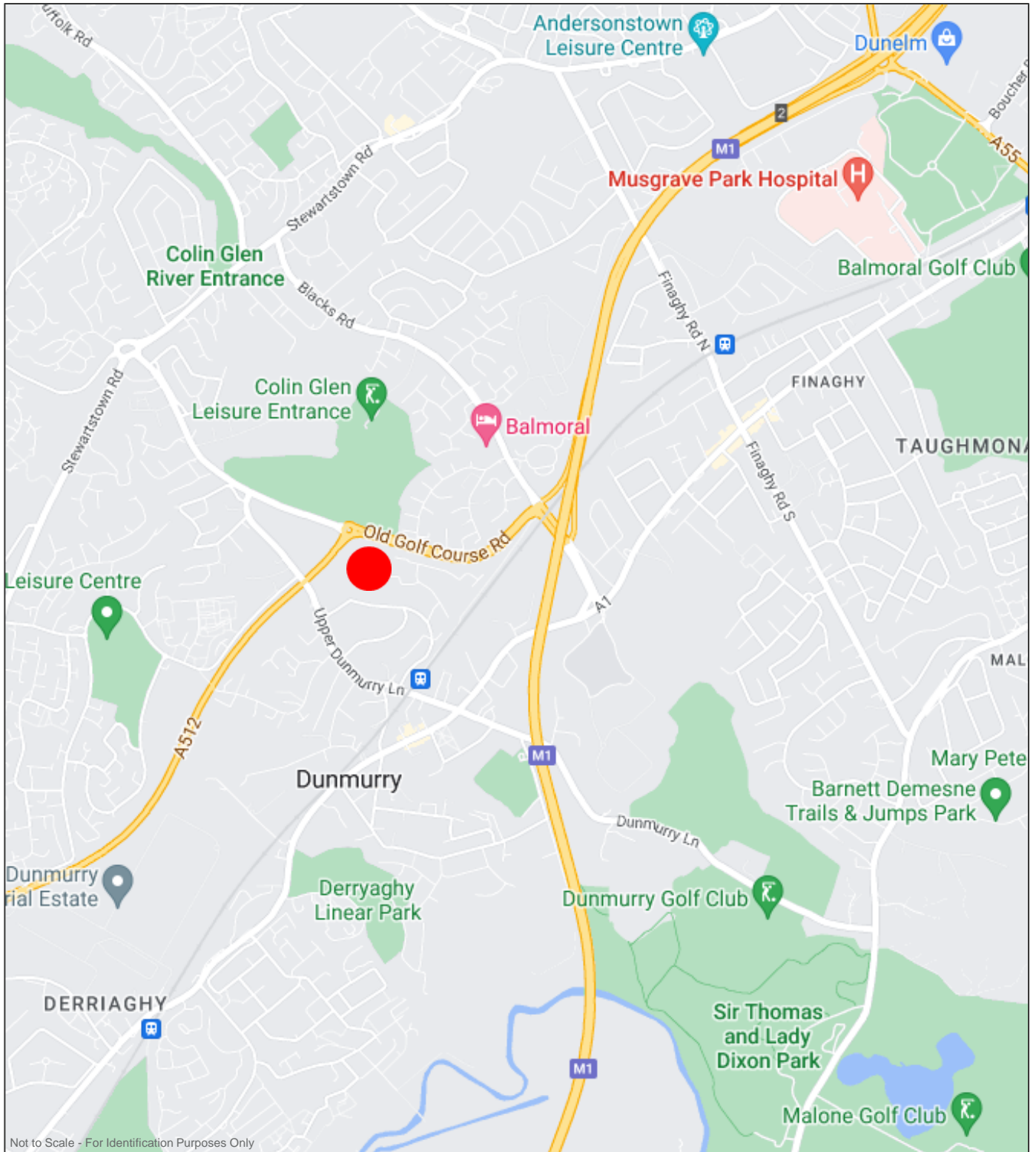


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