

**FOR
SALE**

22 Rydalmere St
Belfast, BT12 6GF

Dougan
RESIDENTIAL



Outline Planning Permission For Two Semi-Detached Houses

KEY POINTS

- Warehouse With Outline Planning Permission For
2 x 3 Bedroom Semi-Detached Houses
- Site Extends To C. 0.1 Acres
- Popular And Convenient Location
- Easy Access To Belfast City Centre

OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: LA04/2021/2056/O
Date of Application: 18th August 2021

Site of Proposed Development: 22 Rydalmere Street
Belfast
BT12 6GF

Description of Proposal: Demolition of existing warehouse and erection of 2no. 3 bedroom semi-detached dwellings with front and rear gardens

Applicant: Address: Agent: Address:

Drawing Ref: 01, 02, 03

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

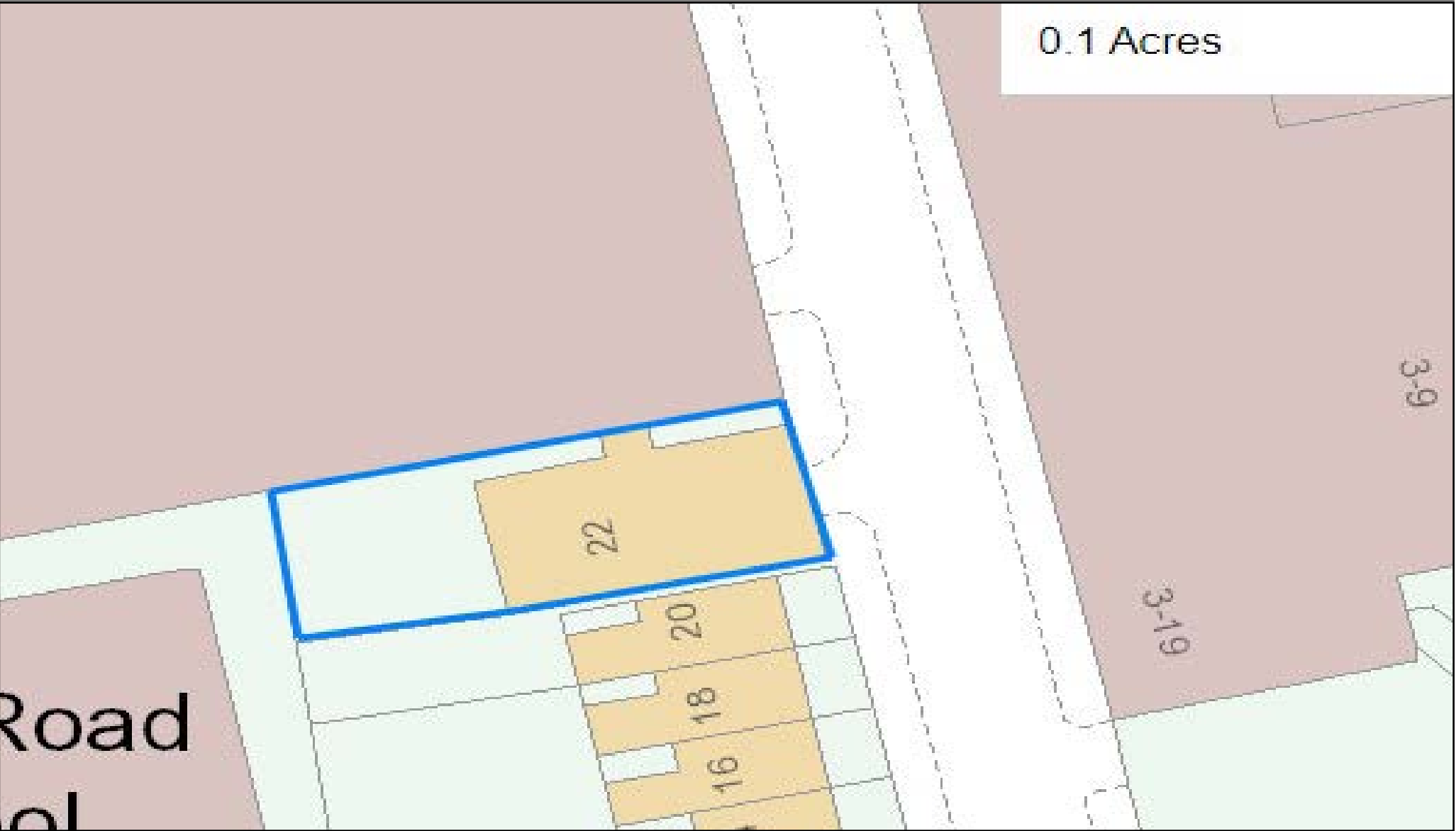
1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
i. the expiration of 5 years from the date of this permission; or
ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

LOCATION

The subject is located on Rydalmere Street, off the Donegall Road in South Belfast.





DESCRIPTION

The subject comprises of a warehouse fronting directly on to Rydalmere Street. The site extends to c.0.1 acres.

PLANNING PERMISSION

Outline planning permission was granted on 14th September 2022 ref LA04/2021/2056/O for 2 x 3 bedroom semi-detached houses with rear gardens. Further information is available online on the NI Planning Portal or with Dougan Residential.

PRICE

Asking Price - **£75,000.**

Proof of funds will be required to support any offers.

** All boundaries and illustrations are approximate only**



FURTHER INFORMATION

For further information please contact:



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