

simonBRIEN
RESIDENTIAL

Building Site West Of
194A Upper Malone Road, Belfast, BT17 9JZ



Outline Is For
Illustrative Purposes Only

Asking Price £650,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Magnificent Fully Serviced Residential Building Site Extending To 0.75 Acre
- Full Planning Consent For Detached Dwelling Extending To 4,100 Sq Ft
- Exclusive Residential Location Off Much Sought After Upper Malone Road
- Close To Host Of Amenities, Schooling And Transport Networks
- Unique And Rare Opportunity To Acquire A Site And Build A Home To Your Own Specification
- Viewing By Private Appointment

SUMMARY

Beautifully situated off the Upper Malone Road in one of South Belfast's most sought after residential locations the site benefits from accessibility to many social and recreational amenities including Malone and Dunmurry Golf Clubs, Lady Dixon Park and Mary Peters. In addition it is perfectly located providing ease of access to Belfast City Centre, Lisburn, M1 Motorway, Outer Ring and a range of excellent schooling.

The residential building site is fully serviced and extends to 0.75 acre and has full planning consent for a detached dwelling extending to 4,100 Sq Ft.

There are few undeveloped sites in South Belfast and the sale represents a unique opportunity to build a house to one's own specification.

Viewing is by private appointment through our South Belfast Office.



ACEmap® Multi-Copy

Printed: 06/12/2017 Customer Ref: Monaghan

Centre Point (Easting, Northing): 330945, 368259

Site adjacent and west of 194 Upper Malone Road, Belfast

Scale: 1:1,250

Order no. ORD48608

Plan No. 14616NE3



Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap® are registered Trademarks of Department of Finance and Personnel.

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PLANNING PERMISSION



APPROVAL OF PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA04/2022/1350/F**

Date of Application: **29th June 2022**

Site of Proposed Development: **Site immediately west and adjacent to 194 Upper Malone Road
Belfast
BT17 9JZ**

Description of Proposal: **New single storey dwelling and attached garaging including new access onto existing shared lane (renewal of LA04/2018/1198/F)**

Applicant:
Address:

Agent:
Address:

Drawing Ref: 01, 02, 03, 04, 05, 06, 07 and 08 published on the Planning Portal NI on the 8th August 2022 and drawing 09 published on the Planning Portal NI on the 11th October 2022.

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

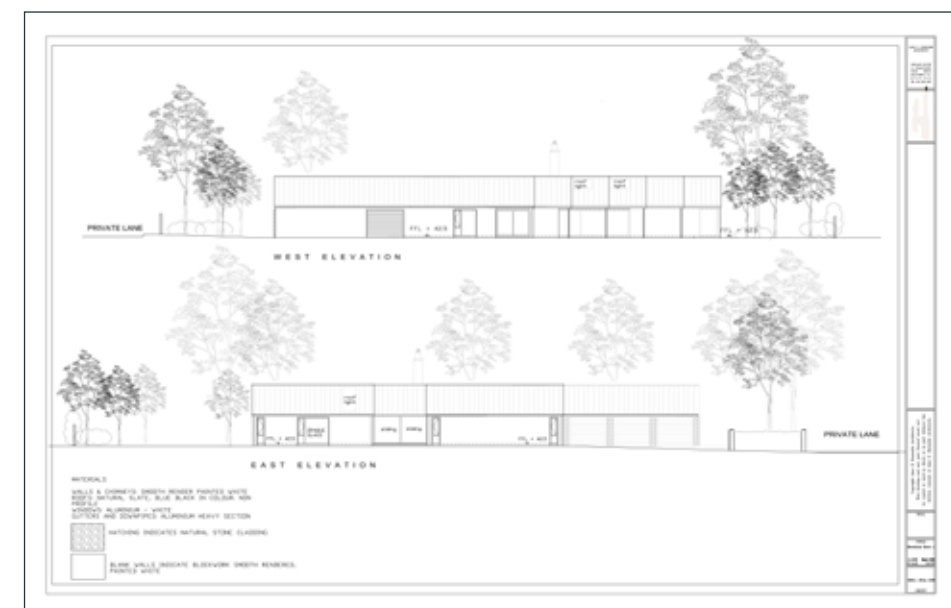
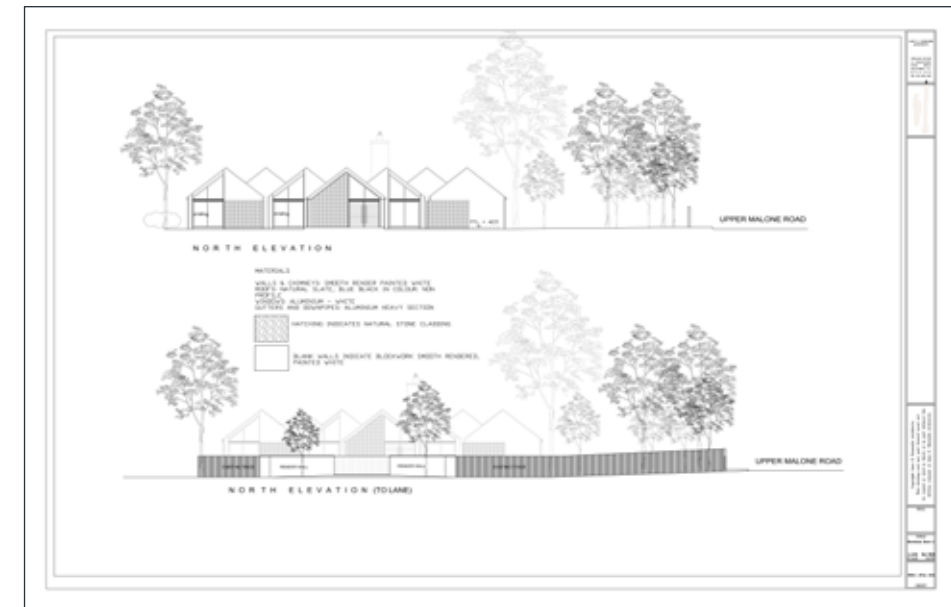
GRANTS PLANNING PERMISSION

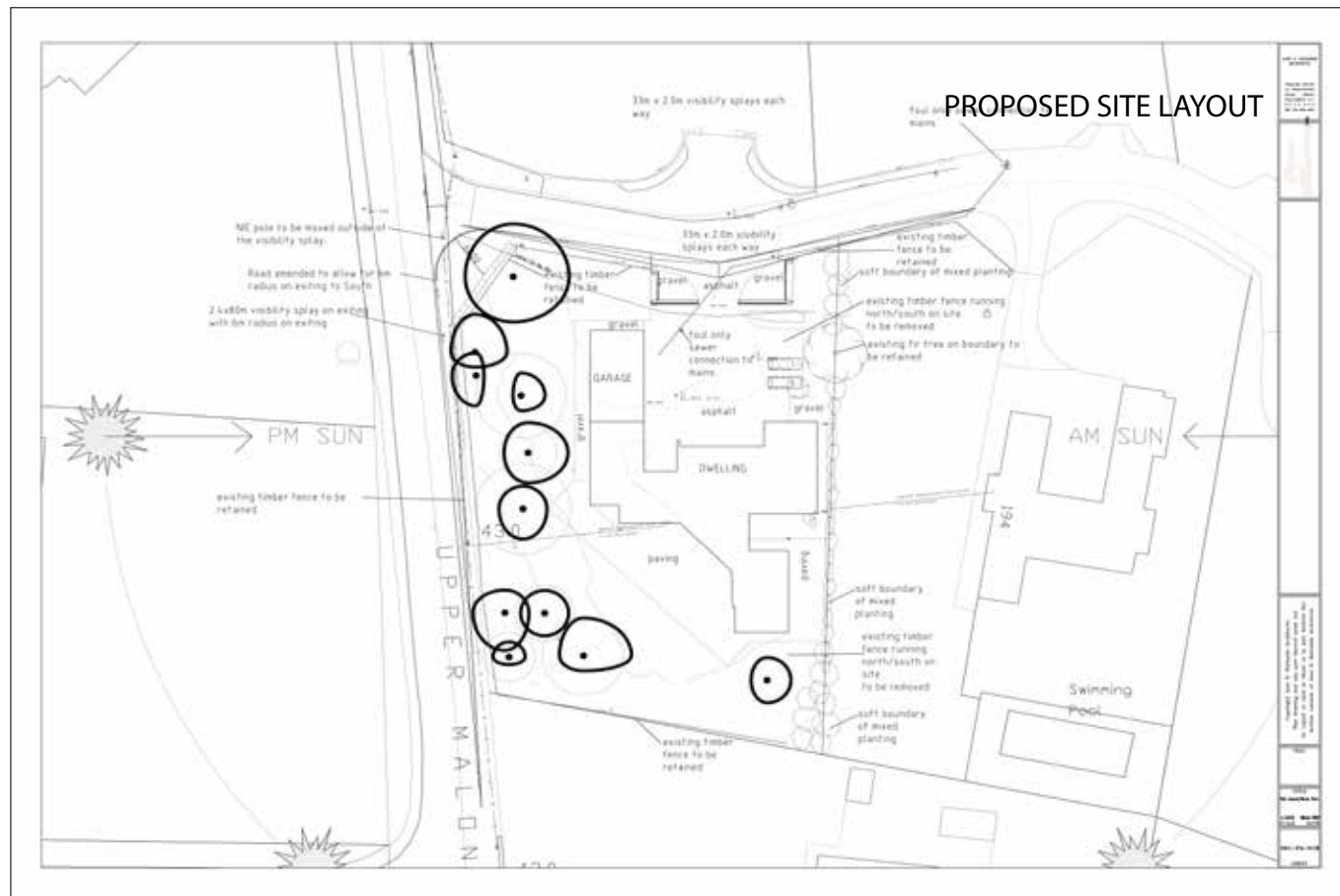
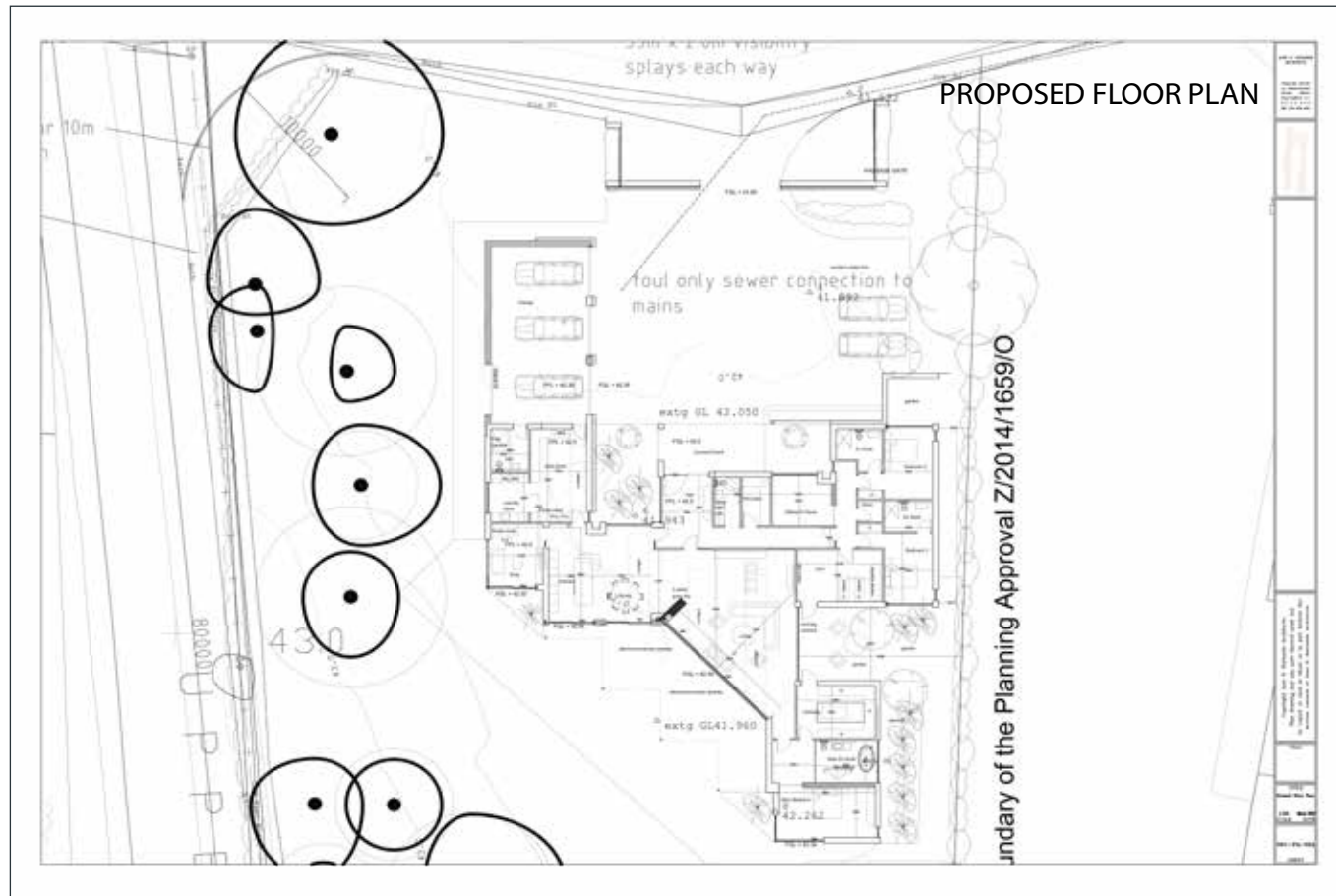
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

PROPOSED ELEVATIONS





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/23/SO



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