



For Sale

Site at 696 Saintfield Road, Carryduff, BT8 8BU

Prime Development Site c. 1.47 acres suitable for a Range of Uses
(Subject to Planning)

**AVISON
YOUNG**

Location

The subject site is situated centrally within Carryduff just 6.5 miles south of Belfast City Centre. The area enjoys strong public transport links, through a frequent bus service, and an easy commute to both Belfast and other surrounding towns.

The surrounding area is a mix of commercial, residential and public realm use. The area has excellent amenities being located in close proximity to Carryduff Primary School, EUROSPAR convenience store and the site for a new Lidl food store at the old Carryduff Shopping Centre.

Description

- Highly prominent regular shaped development site at the junction of Saintfield Road (A7) and Edgar Avenue.
- Extending to approximately 1.47 acres, the site would be suitable for a variety of residential / commercial uses (subject to planning).
- The subject presents a rare opportunity to acquire a prime development site.
- Adjacent to the new EUROSPAR convenience store.

Planning / Development Potential

The subject site is zoned as 'Housing' within both Belfast Metropolitan Area Plan 2015 & Draft Belfast Metropolitan Area Plan 2015.

The site forms part of a historic outline planning consent for residential development (2004) and was renewed in 2008/2009 (Y/2008/0473/O).

The land is the subject of an outline planning application for a 60 bed care home (LA05/2021/1137/O), which is at an advanced stage.

For further information please contact the agent.



Price

Unconditional offers over £750,000 exclusive.

Title

Absolute freehold title. Further title information can be made available to genuinely interested parties through the agent.

Timescale

Please contact the agent to discuss a timeframe for exchange / completion.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.

To find out more, please contact:

Gavin Weir

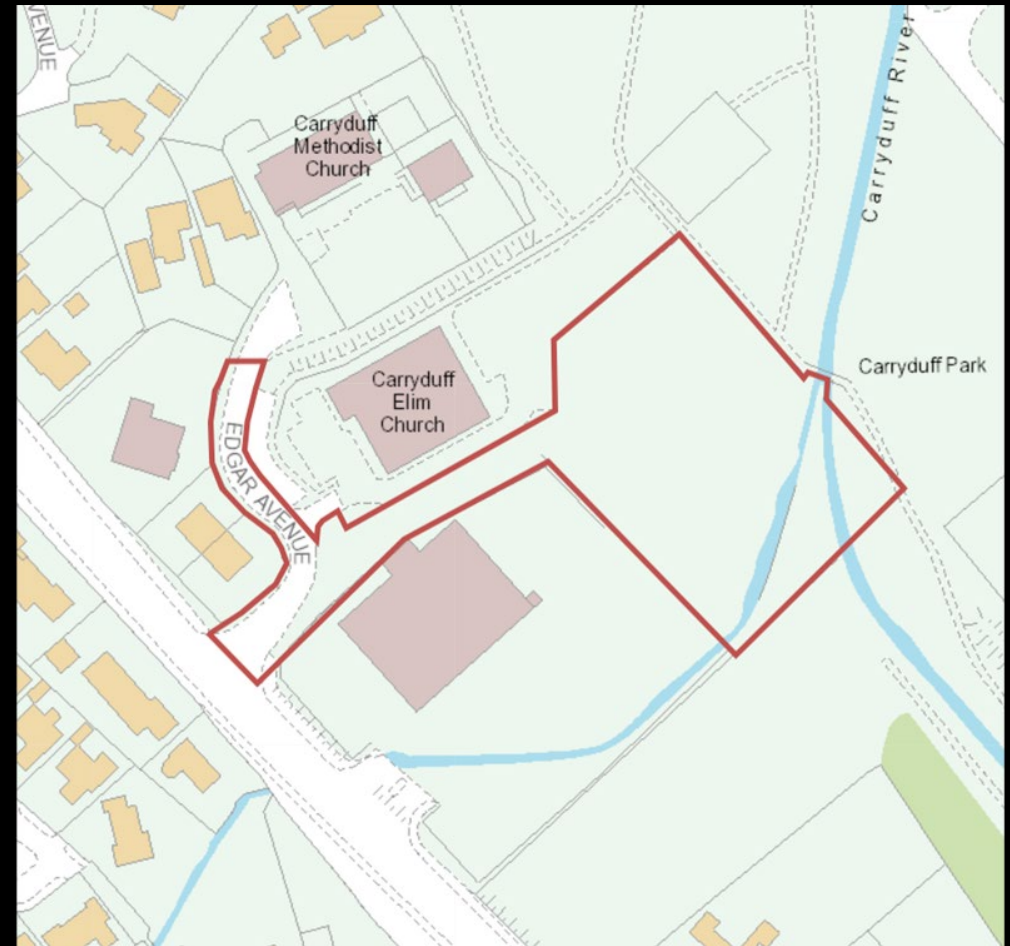
+44 (0)28 9031 6121

gavin.weir@avisonyoung.com

James Nelson

+44 (0)28 9031 6121

james.t.nelson@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.co.uk