



For Sale Development Land (subject to PP)

8A Balmoral Park, Upper Lisburn Road BT10 0QD



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COMMERCIAL

028 90 500 100

LOCATION

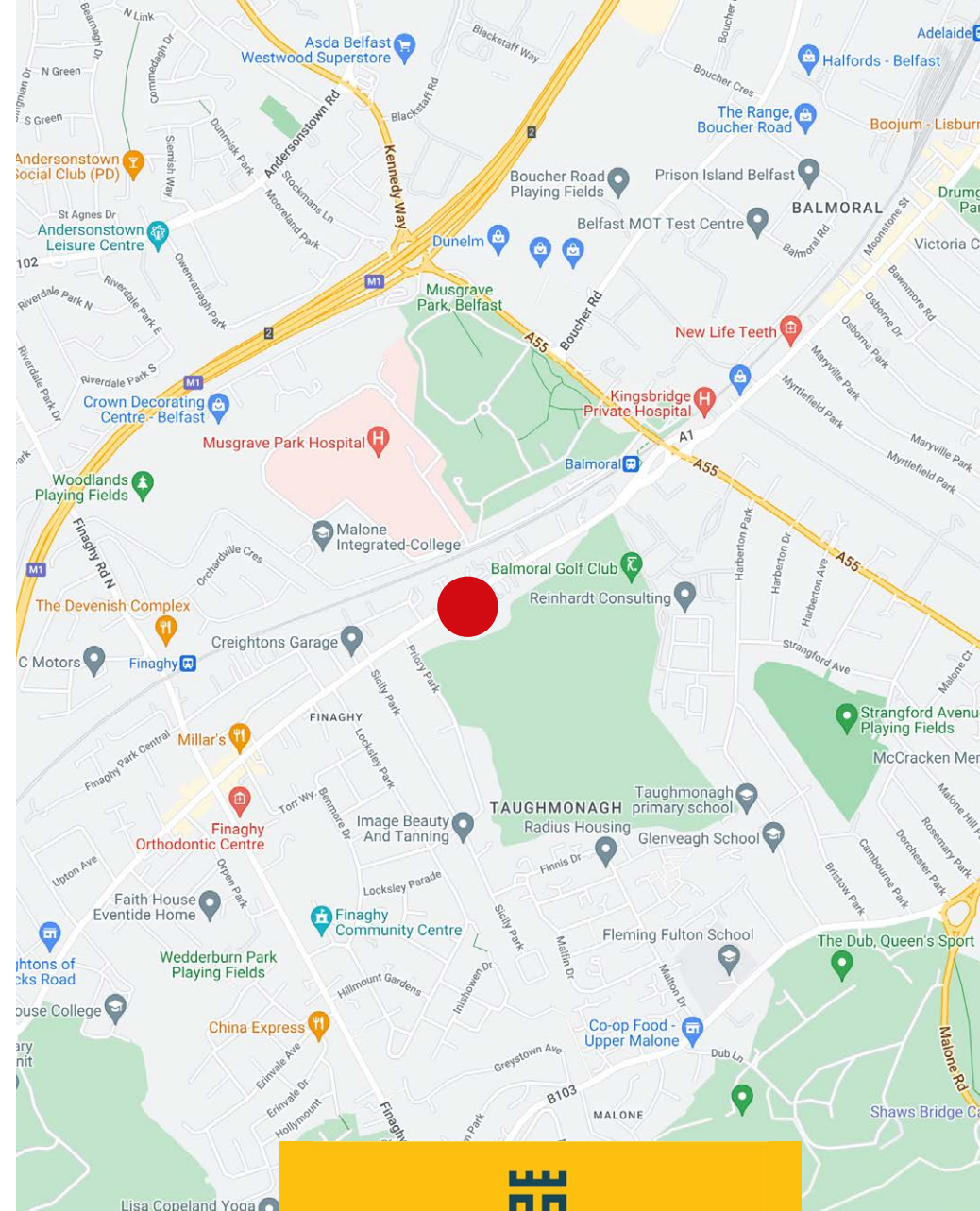
- 8A Balmoral Park, Upper Lisburn Road BT10 0QD, of c. 0.02 acres with potential for development
- Situated within Balmoral Park, just off the Upper Lisburn Road in Belfast.
- Ground works completed to remove previous use by current owner.
- Additional building works partly completed to redevelop as per drawings

DESCRIPTION

- The subject comprises a former Northern Ireland Water Borehole site with associated building on site area of 0.02 acres.
- The site was bought by a private party in 2016 and works have been completed to undo that previous use.
- Previous Planning application for a two-storey dwelling on site (LA04/2020/1687/F) was refused under former planning laws, but potential with new planning laws being; The Belfast City Local Development Plan (LDP) 2035.
- Current Planning application submitted for the conversion/change of use to office space, with further potential to extend and convert to 1 bedroom dwelling scheme STP.
- A CLEUD for the current use as a building used for storage from with parking to front from 2016 is currently under consideration with PAC.
- Pleasant views over Balmoral Golf Club greenery.
- Potential development site STP, with a variety of development options, for any potential party to proceed with to their own liking.

LOCATION

- The subject site is located within the Balmoral Park development, just off the Upper Lisburn Road in South Belfast.
- The surrounding land use comprises residential housing and apartments, of various designs, as well as Balmoral Golf Club to the rear.



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EXISTING ACCOMMODATION

- There is a 17m² building on the site finished in red brick with partial basement area. The building has openings to front and rear with a further opening in roof to accommodate a skylight. (See drawings for reference).

SITE AREA

We calculate the total area of the site from Spatial NI website to be approximately 0.02 acres.

PLANNING

The site is whiteland within the development limit of Belfast as designated in Belfast Metropolitan Area Plan 2015. The Belfast City Local Development Plan (LDP) 2035 has now been adopted and the Council are commencing work in relation to the Local Policies Plan.

Interested parties are advised to direct any planning enquiries to the Planning Department in Belfast City Council.

PLANNING

Long Leasehold, subject to a nominal ground rent. A copy of the Lease can be provided upon request.

We have been advised Balmoral Park is adopted by Roads Service.

RATES

NAV = £250

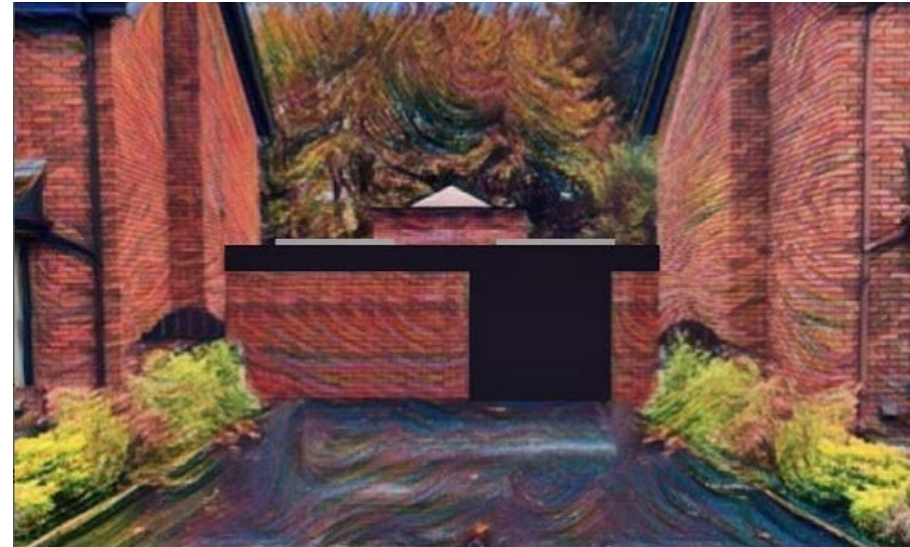
Rate in £ 2024/25 = 0.599362

Estimated Rates Payable 2024/25 = £149.84

*Prospective purchasers to make their own enquiries with LPS

PRICE

Offers of £125,000 and above are invited.



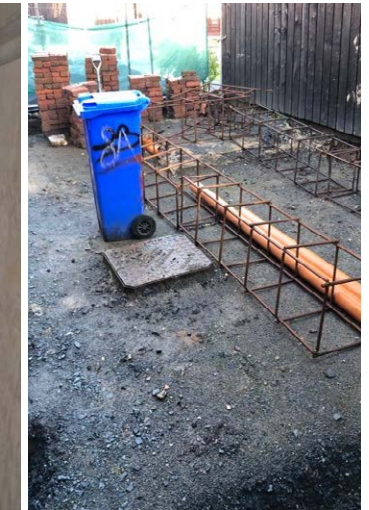
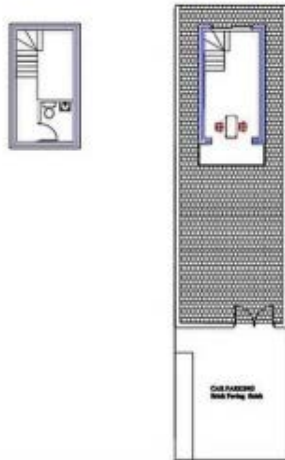
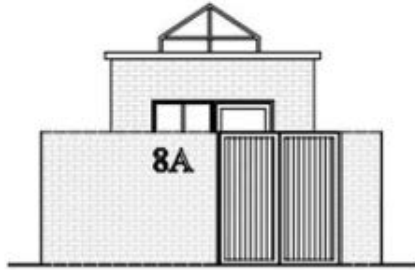
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Not To Scale. For indicative purposes only.

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CONTACT

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