



# FOR SALE

RESIDENTIAL DEVELOPMENT SITE  
WITH FULL PLANNING PERMISSION

FOR 178 APARTMENTS & 3 RETAIL UNITS

3-9 DALTON STREET & 48-58 BRIDGE END, BELFAST, BT5 4BG

\*Boundary line for indicative purposes only.





Victoria Square

City Centre

ICC

Cathedral Quarter

Ulster University

River Lagan

Belfast Waterside

City Quays

**SUBJECT  
PROPERTY**

M2

SSE Arena

M3

Belfast Harbour

Titanic Quarter

\*Boundary line for indicative purposes only.

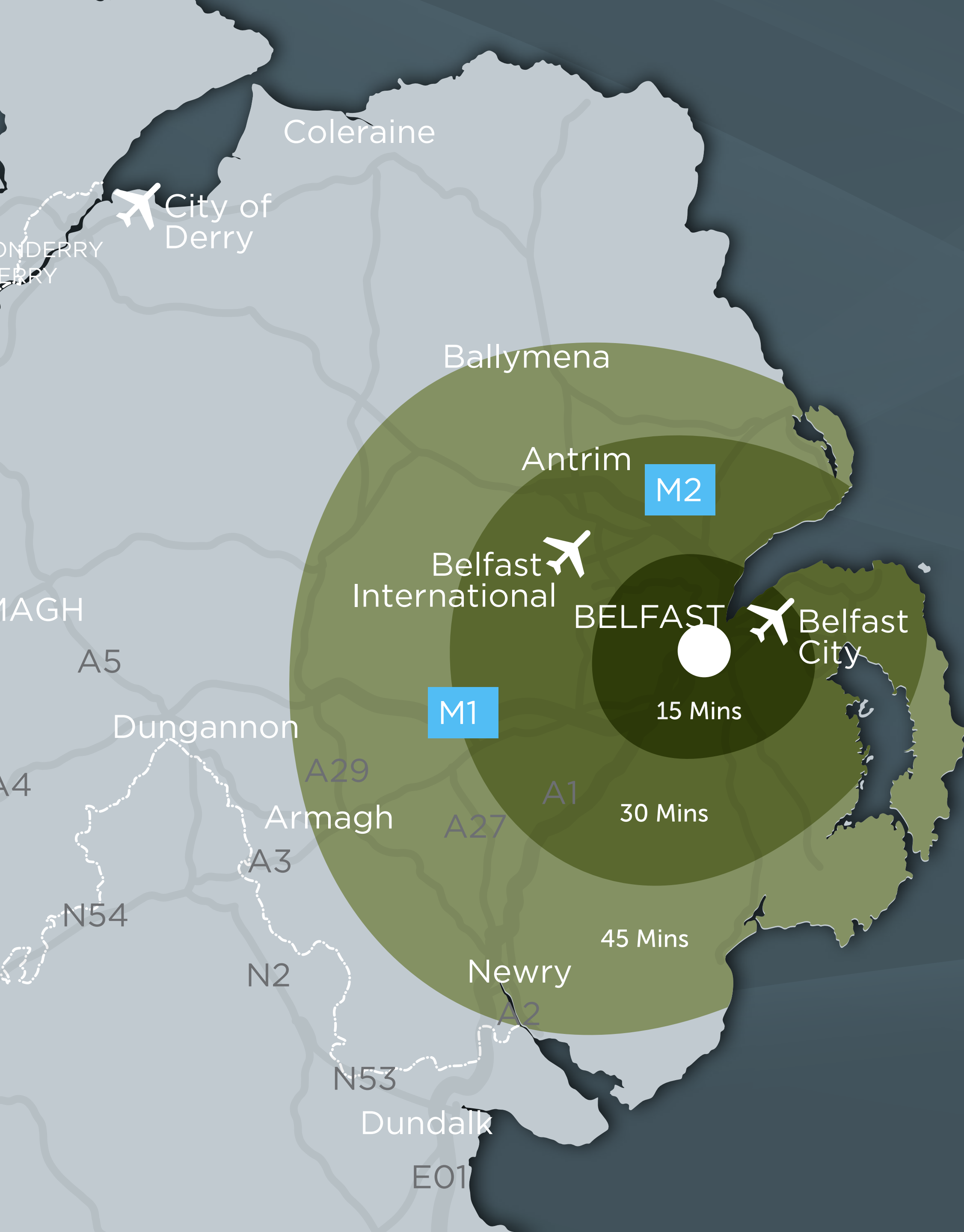


# EXECUTIVE SUMMARY

- Belfast, the capital of Northern Ireland is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland.
- As the largest commercial centre in Northern Ireland, Belfast has developed into one of Ireland's premier business cities and has the largest employed population in the region.
- The property is located on the eastern side of the river Lagan within a 10-minute walk of Belfast City Centre and the SSE Arena. Access onto the M3 Motorway at Lagan Bridge is only 0.1 miles away.
- The subject comprises of a cleared site that has been granted full planning permission under reference LA04/2018/ 2649/F for the construction of 178 apartments, a fitness suite, 3 retail units and associated car parking.
- A PAN application (LA04/2022/2088/PAN) has been deemed acceptable with regards the demolition of the existing buildings and construction of 260 apartments, a gym, 3 retail units and associated car parking and landscaping.
- An indicative plan has been prepared showing a 278-unit scheme on the subject site.
- The total site measures approximately 0.7 acres (0.28 hectares).
- We are instructed to seek offers in excess of **£3,500,000, (Three Million and Five Hundred Thousand Pounds)** exclusive.







# LOCATION

Belfast, the capital of Northern Ireland is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland. The city is located approximately 165 km (103 miles) north of Dublin and 120 km (75 miles) southeast of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Londonderry/Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

The city benefits from four railway stations, and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK and a large number of destinations across mainland Europe.

The wider Belfast Metropolitan Area has a population extending to approx. 650,000. As the largest commercial centre in Northern Ireland, Belfast has developed into one of Ireland's premier business cities and has the largest employed population in the region. Belfast in the last few years has been extremely successful in attracting Foreign Direct Investment driven primarily by a highly skilled and educated employment base, competitive operating costs, and advanced telecoms infrastructure.

# SITUATION

The site is situated on Dalton Street on the eastern side of the river Lagan within a 10-minute walk of Belfast City Centre and the SSE Arena.

The property is conveniently located only 0.1 miles from the M3 slip road at the Lagan Bridge.

The site is bordered to the north by Middlepath Street, to the east by commercial occupiers fronting Middlepath Street, to the south by Bridge End and to the west by Dalton Street.



# DESCRIPTION

The subject comprises of a cleared site that has been granted full planning permission under reference LA04/2018/ 2649/F for the construction of 178 apartments, a fitness suite, 3 retail units and associated car parking.

Further to this a PAN application (LA04/2022/2088/PAN) has been deemed acceptable with regards the demolition of the existing buildings and construction of 260 no. apartments, a gym, 3 retail units and associated car parking and landscaping.

A PAN application (LA04/2024/0585/PAN) has been deemed acceptable for the demolition of existing buildings and construction of 278no. apartments, gym and 3no. retail units (further to application LA04/2018/2649/F) with associated car parking and landscaping., with roof gardens located on the 11th and 16th floors. The apartments comprise of a mix of 1 bed, 2 bed and 3 bed units situated across two connected blocks extending to 11 no. storeys and 18 no. storeys. The gym and three retail units will be located on the ground floor while the car parking will extend over the ground and first floor.

This plan includes an external communal garden situated on the second floor.

# ACCOMMODATION

## FOR NEW 278 UNIT SCHEME

Bedrooms	No. of Units	Size (Sq M)
1 Bedroom	115	40-61
2 Bedroom	152	55-88
3 Bedroom	11	78-94
<b>Total</b>	<b>278</b>	

Source: Coogan & Co. Architects

# SITE AREA

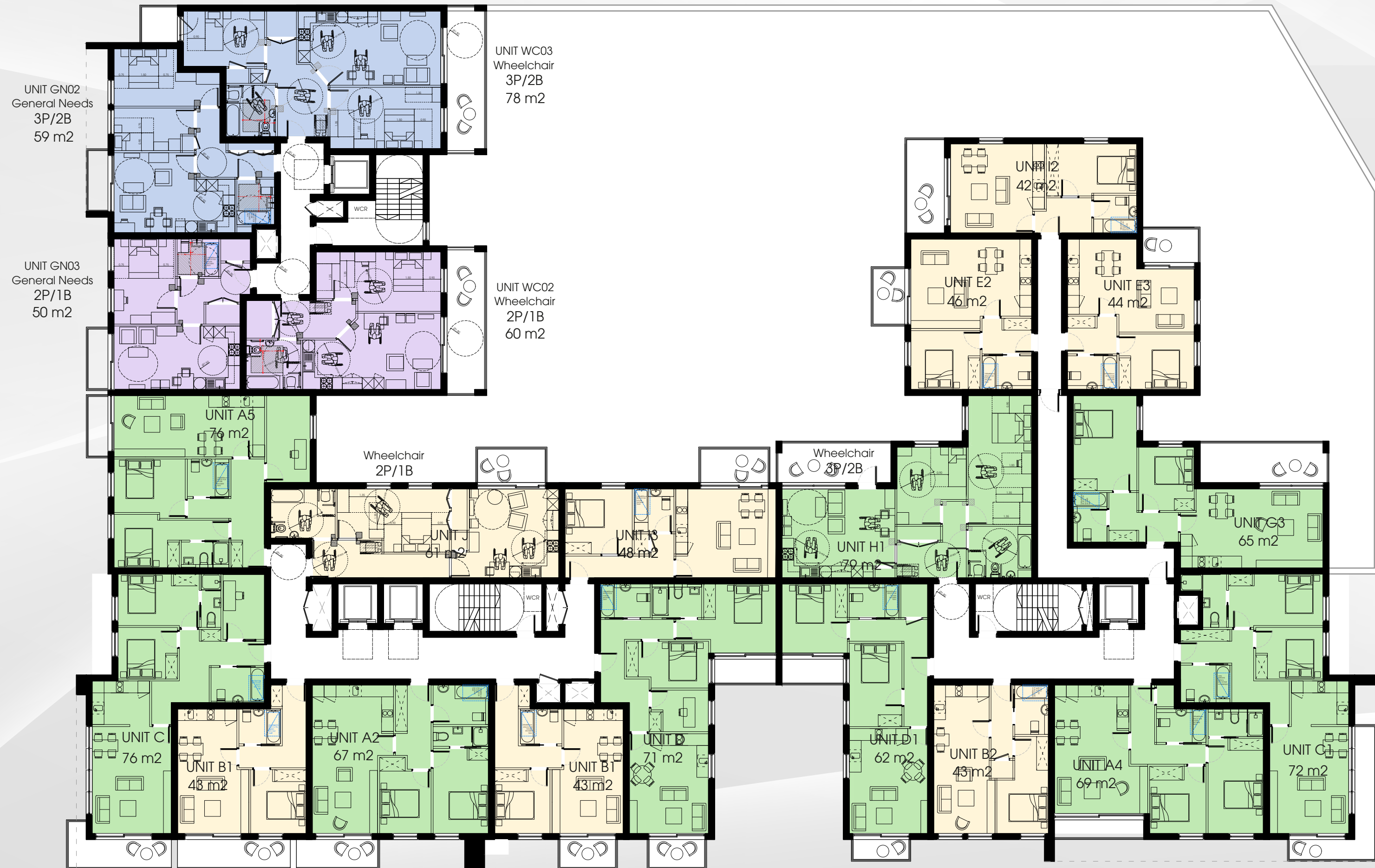
The total site measures approximately 0.7 acres (0.28 hectares).



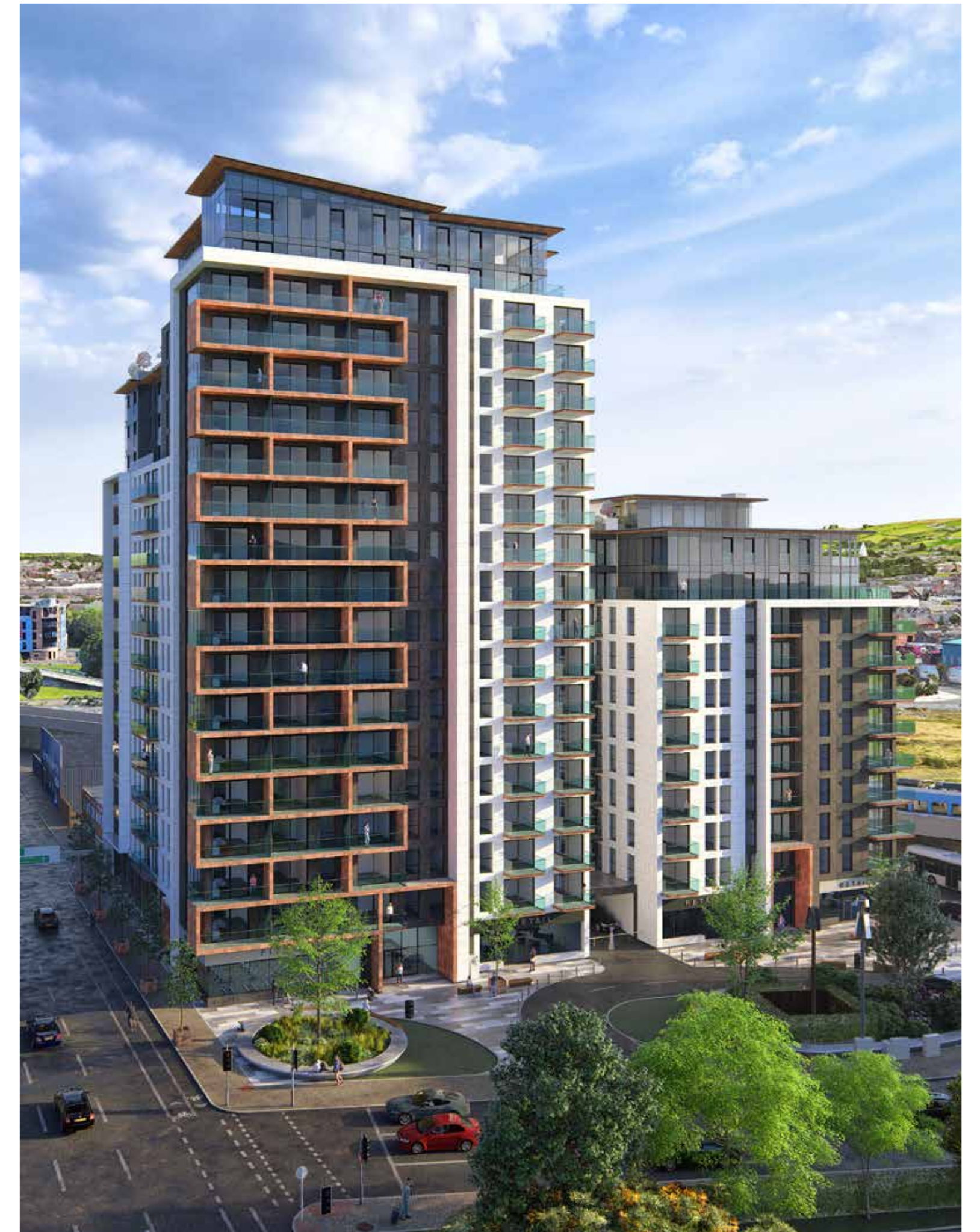
\*Red line for indicative purposes only



# PLANS



Typical floor plan for 278 unit scheme





# RESIDENTIAL MARKET

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In 2024 the Northern Ireland housing market continued observe price growth, with renewed confidence and activity. According to Ulster University the average house price at the end Q3 2024 was £219,110 reflecting an annual increase of 5.7%. The average price for an apartment in Northern Ireland at the end of Q3 2024 was £162,709.

According to PropertyPal's quarterly housing market update report for Northern Ireland (Q4 2024) the average rent in Northern Ireland currently stands at £942 pcm, which reflects annual growth of 9.0%. They further detail that the average rent in Belfast across all housing stock is £1,102 pcm, an increase of 9.8% on last year. Average apartment rents across Northern Ireland currently stand and £919pcm which equates to annual growth of 9.1%.

Northern Irelands first institutionally funded Build-to-Rent scheme, Loft Lines started on site in late 2023. The scheme which is being funded by Legal & General will provided c. 780 private rental units. As Belfast City Council continues to push to 66,000 residents to the city by 2035, the demand for high-quality, professionally managed rental accommodation is only set to increase further.

## TITLE

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We understand that the subject is held long leasehold subject to nominal ground rents.





# PROPOSAL

We are instructed to seek offers in excess of **£3,500,000, (Three Million and Five Hundred Thousand Pounds)** exclusive.

# VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI and McConnell Chartered Surveyors t/a McConnell Property on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI and McConnell Chartered Surveyors t/a McConnell Property for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI and McConnell Chartered Surveyors t/a McConnell Property, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. February 2025.

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