

**SALE AGREED**



FRONT ELEVATION TO DUNCAIRN GARDENS

## Residential Development Site 62-86 Duncairn Gdns., Belfast, BT15

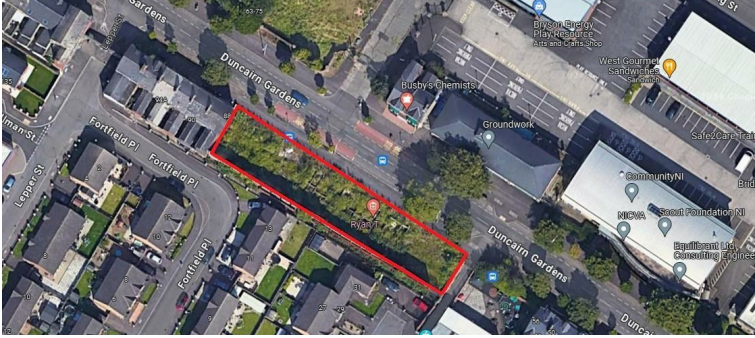
- Prime Residential Development Site
- Full Planning Permission Granted
- Foundations Laid & Inspected
- Convenient Location
- Lands Extending To c.0.25 Acres
- 18 x 2 Bedroom c.650 Sq Ft Apartments
- Off Street Parking Area
- Planning Documentation Available On Request

Offers Over **£595,000**

EPC Rating



REAR ELEVATION



**PROPERTY DESCRIPTION**

**COLIN  
GRAHAM  
RESIDENTIAL**  
**...WE SELL HOUSES**





**Prime residential development site extending to c.0.25 acres, benefiting from full planning permission for 18 apartments, conveniently located off Duncairn Gardens, Belfast, in close proximity to local amenities, public transport routes and main commuter networks. There has been exceptional demand for new developments in the North Belfast area and this unique opportunity will attract a wide variety of purchaser types from first time buyers to home movers and downsizers.**

**The development comprises of 18 x 2 bedroom, c.650 sq ft apartments, divided over three storeys, whilst offering off street parking areas. The planning permission was granted on the 8th August 2007 with foundations laid and inspected on 1st May 2008.**

**For further information or to arrange a viewing, please contact Colin Graham Residential.**

**Early interest highly recommended to avoid disappointment.**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Awards

