

## 9-13 Crumlin Road , Belfast, BT14 6AA

**Offers Around £139,950**

Significant Residential / Commercial / Investment Opportunity With Full Planning Permission For Demolition Of Existing Building And Construction Of 3 Storey Offices With Obvious Further Potential.

A unique opportunity to purchase a substantial commercial holding moments from the Cathedral Quarter and City Centre beyond. Full planning has been granted for the demolition of derelict building and construction of 3 storey offices. With obvious potential to maximise the current planning permission to suit a variety of uses and commercial opportunities. This project represents a rare opportunity for the investor or developer alike and Immediate Inspection is highly recommended!

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



# 9-13 Crumlin Road

, Belfast, BT14 6AA



- Superb Commercial Development Opportunity
- And Construction Of 3 Storey Office Building
- Moments From The Cathedral Quarter & City Beyond
- Full Planning Permission Granted
- Obvious Potential To Maximise The Site
- Unique Development Opportunity
- For Demolition Of Existing Derelict Building
- To Suit A Variety Of Needs

## 9-11 Crumlin Road

Roller shutter door.

### Office 1

19'7" x 11'1" (5.98 x 3.38)

### Office 2

10'4" x 6'2" (3.17 x 1.89)

### Office 3

13'1" x 10'0" (3.99 x 3.07)

### Office 4

6'10" x 8'10" (2.10 x 2.71)

### Office 5

9'5" x 9'8" (2.88 x 2.97)

### Office 6

8'11" x 8'10" (2.73 x 2.71)

## Office 7

9'9" x 10'6" (2.98 x 3.21)

## Storage Room

## Rear Lobby

## Kitchen

## WC

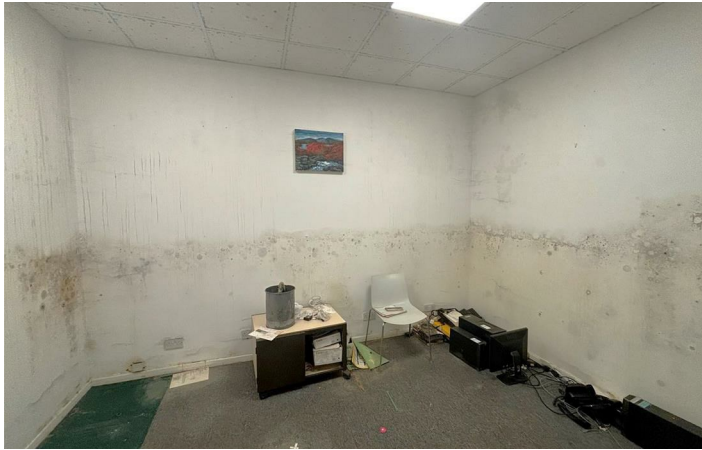
## Access to rear

## 13 Crumlin Road

Derelict building.



## Directions

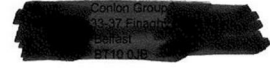
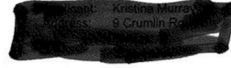


Application No: LA04/2021/2213/F

Date of Application: 7 September 2021

Site of Proposed Development: 9-13 Crumlin Road, Belfast, BT14 6AA

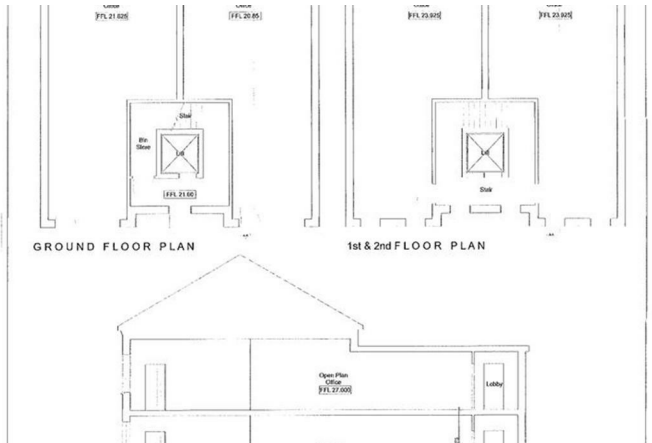
Description of Proposal: Demolition of existing building and construction of 3 storey office building (Amended description)



Drawing Ref: 01, 02, 05B, 06B, 07

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

**GRANTS PLANNING PERMISSION**

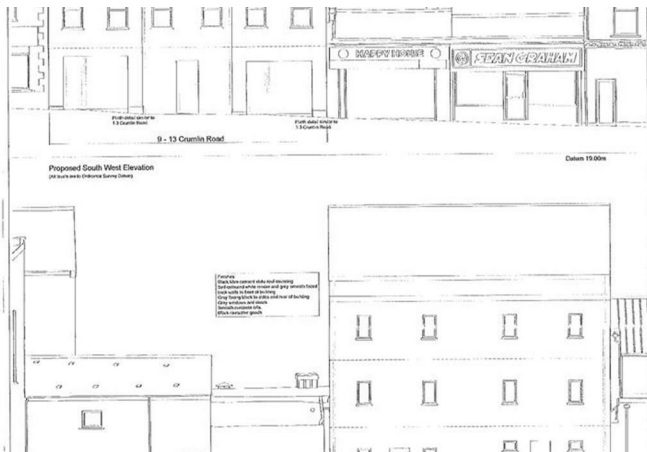


in carrying out or the development, new contamination is discovered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

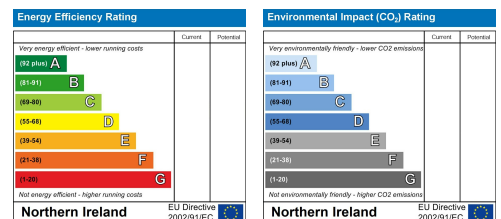
**Informatives**

- The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed on the Planning Register at <https://submissions.planningsystemni.gov.uk/>.
- This decision relates to the following approved drawing numbers: 01, 02, 05B, 06B, 07.



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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