

For Sale



10-20 Downshire Road,
Holywood, BT18 9LU

Development Oppourtunity with full planning consent for
21 apartments

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Description

Development opportunity comprising 0.20 hectares(0.50 acres).

The proposed apartment building will include 6 one bedroom and 15 two bedroom apartments, associated landscaping, car and cycle parking areas.

The site currently comprises a midterrace residential dwelling and a 2 storey office building with associated surface car parking.

Offers in excess of £1,250,000 exclusive.

Location

Hollywood is a popular commuter town 6 miles east of Belfast City Centre. It lies within North Down & Ards Council area and benefits from good transport links via road, rail and bus to Belfast City Centre and Bangor.

The subject occupies a prominent location at the corner of Downshire Road and Church View within Hollywood town centre. There are a mix of land uses in the immediate vicinity to include commercial / office uses and medium – high density residential dwellings. There are a range of convenience retail and dining offerings along High Street which is approx. 100 metres from the subject site.

The site comprises an irregular shape with frontage to Church View and Downshire Road.

12 Downshire Road – Residential Dwelling

Two storey, mid-terrace residential dwelling currently vacant.

14-20 Downshire Road – Office building & Car Park

Two Storey mid terrace office building incorporating an archway access to surface car park to the rear with capacity for up to c.30 cars. The building is vacant.

Accommodation

The site area is 0.20 hectares (0.50 acres). We have been provided with measured areas of the existing buildings on the site as follows:

Description	Sq M	Sq Ft
12 Downshire Road - Residential Dwelling		
Ground & First Floor	119	1,281
14 - 20 Downshire Road - Office& Car Park		
14 Downshire Road Ground & First Floor	142.5	1,533
14 Downshire Road Ground Floor	35.8	385
14 Downshire Road Ground Floor	75.6	814
Sub Total	253.9	2,732
18-20 Downshire Road Ground & First Floor	46.4	499
18-20 Downshire Road First Floor	102.8	1,106
Sub Total	149.2	1,605
	403.1	4,337

Site Plan



Rates

The subject properties have the following LPS (domestic & non-domestic) rating assessments based on the 2023 revaluation:

Property	NAV	Payable 24/25
12 Downshire Road	£150,000	£1,228.80
14 Downshire Road	£13,700	£7,155.51
	£3,900	£2,036.97
	£7,450	£3,891.41
18-20 Downshire Road	£6,250	£3,264.38
	£12,200	£6,372.06

The rate in the pound for Ards and North Down is 0.5223. Vacant units will benefit from 50% vacant relief. The units may also benefit from a 20% discount via small business relief. Further queries in this regard should be made directly to LPS.

Planning

The site benefits from the following planning permission:

Application No: LA06/2020/0865/F

Description: Three storey apartment building containing 21 no. apartments (6 one bedroom and 15 two bedroom), associated landscaping, access, car and cycle parking areas (including demolition of Downshire Road Church Hall and adjacent office buildings)

Approval: 23 July 2021

Schedule of Accommodation

The proposed schedule of accommodation is as follows:

Plot	House Type	Location	SqFt
1	Type 2 Bed	Ground Floor	900
2	Type 2 Bed	Ground Floor	974
3	Type 2 Bed	Ground Floor	864
4	Type 2 Bed	Ground Floor	890
5	Type 2 Bed	Ground Floor	898
6	Type 1 Bed	Ground Floor	702
7	Type 2 Bed	First Floor	900
8	Type 2 Bed	First Floor	903
9	Type 2 Bed	First Floor	982
10	Type 2 Bed	First Floor	900
11	Type 2 Bed	First Floor	890
12	Type 1 Bed	First Floor	702
13	Type 1 Bed	First Floor	665
14	Type 1 Bed	First Floor	733
15	Type 1 Bed	First Floor	702
16	Type 2 Bed	Second Floor	903
17	Type 2 Bed	Second Floor	982
18	Type 2 Bed	Second Floor	900
19	Type 2 Bed	Second Floor	703
20	Type 2 Bed	Second Floor	890
21	Type 2 Bed	Third Floor	915

Proposed CGI's of the Development



Existing Buildings on Site



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The logo for Simon Brien, featuring the name "SimonBrien" in white serif font on a red rectangular background.

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