



DEVELOPMENT/REFURBISHMENT OPPORTUNITY  
FORMER CABIN HILL SCHOOL, UPPER NEWTOWNARDS ROAD, BELFAST, BT4  
3LD  
PLANNING SECURED FOR RESIDENTIAL CONVERSION



## Executive Summary

- Prime residential East Belfast suburb
- Site area extends to 1.0 acre
- Existing building extends to c.18,000 sq ft
- Planning secured under Reference: LA04/2018/2863/F for 12no. Apartments
- Storm and Foul Connections secure
- Price upon Application

### LOCATION

Cabin Hill enjoys a prime location in the Belmont suburb of East Belfast, just off the Upper Newtownards Road and close to its junction with Castlehill Road. The location is undoubtedly one of Belfast's most desirable and most rapidly developing suburbs.

### HISTORY

Occupation of the site commenced in the late 18<sup>th</sup> Century, with the current Manor House constructed in the 1860's and later extended in the early 1900's. Most famous for being temporarily the seat of the very first Northern Irish Parliament in the early 1920's it then became Cabin Hill School, which operated for approximately 80 years until its closure in the early 2000's

### SURROUNDING LAND USES

Surrounding land uses are primarily low-to-medium density housing with Campbell College located to the rear. Some of the country's most prestigious and successful schools are in close proximity to include Campbell College, Strathearn Girls School, Our Lady and St Patrick's College and Bloomfield Collegiate Girls Grammar school. Other notable landmarks in the immediate area include; the prestigious Parliament Buildings at

Stormont, Stormont Castle and its vast grounds at Stormont Estate, Civil Service Playing Fields, Ulster Hospital and the Stormont Hotel.

### AMENITIES

There is a wealth of amenities in close proximity. Neighbourhood shopping and a vast range of stylish eateries, bars and boutiques are nearby at the popular Ballyhackamore and Belmont villages.

### COMMUTER LINKS

The area benefits from excellent commuter routes into Belfast City Centre to include the Glider route on Upper Newtownards Road. In addition, the site is within close proximity to Belfast City Airport, being only a 5 minute drive away (2.8 miles).

### DESCRIPTION

The former Cabin Hill School is a Grade B2 listed building, providing accommodation over ground and two upper floors, set on a mature site of c. 1.0 acre.

In addition to the secured planning consent for conversion to 12no. Residential apartments, the property lends itself to a range of potential uses to include leisure, daycare and healthcare, all subject to obtaining the necessary statutory planning consents.

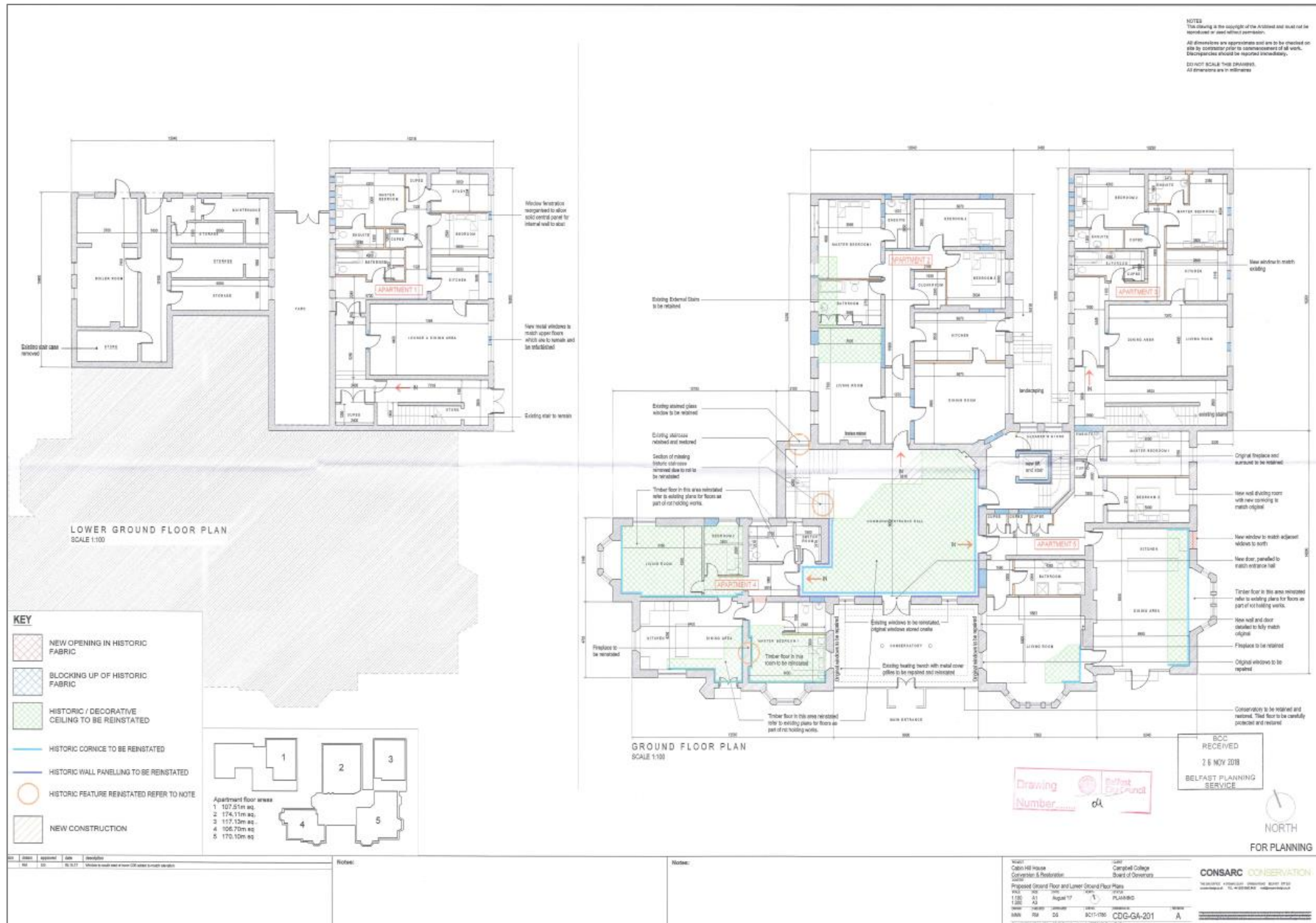
The property in sale will be accessed off the Upper Newtownards Road via a right of way as illustrated on the enclosed plan.

### PLANNING STATUS

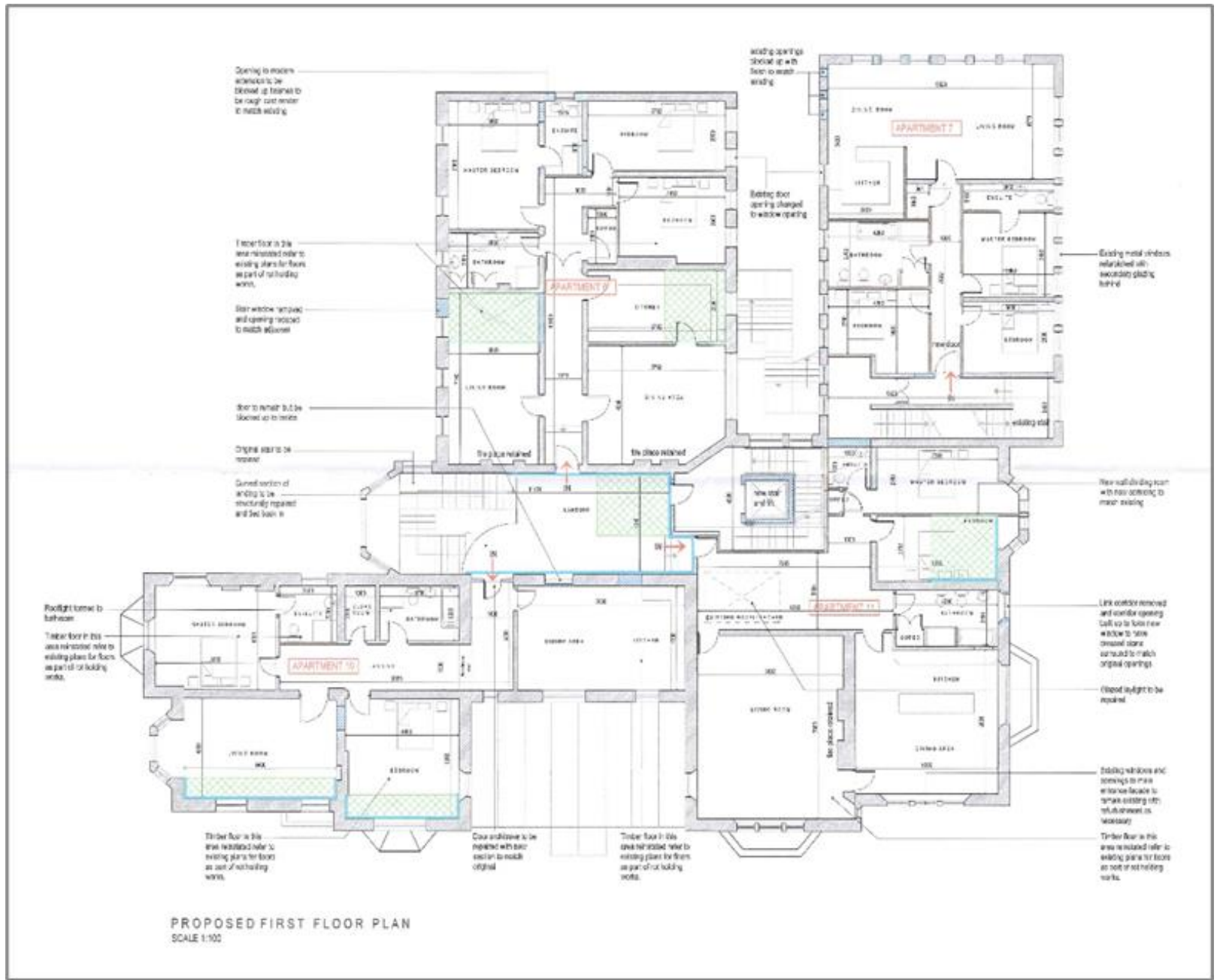
Full planning permission approved (Ref: LA04/2018/2863/F) for 12 no. high end apartments ranging in size from 1,260 sq ft to 1,874 sq ft.



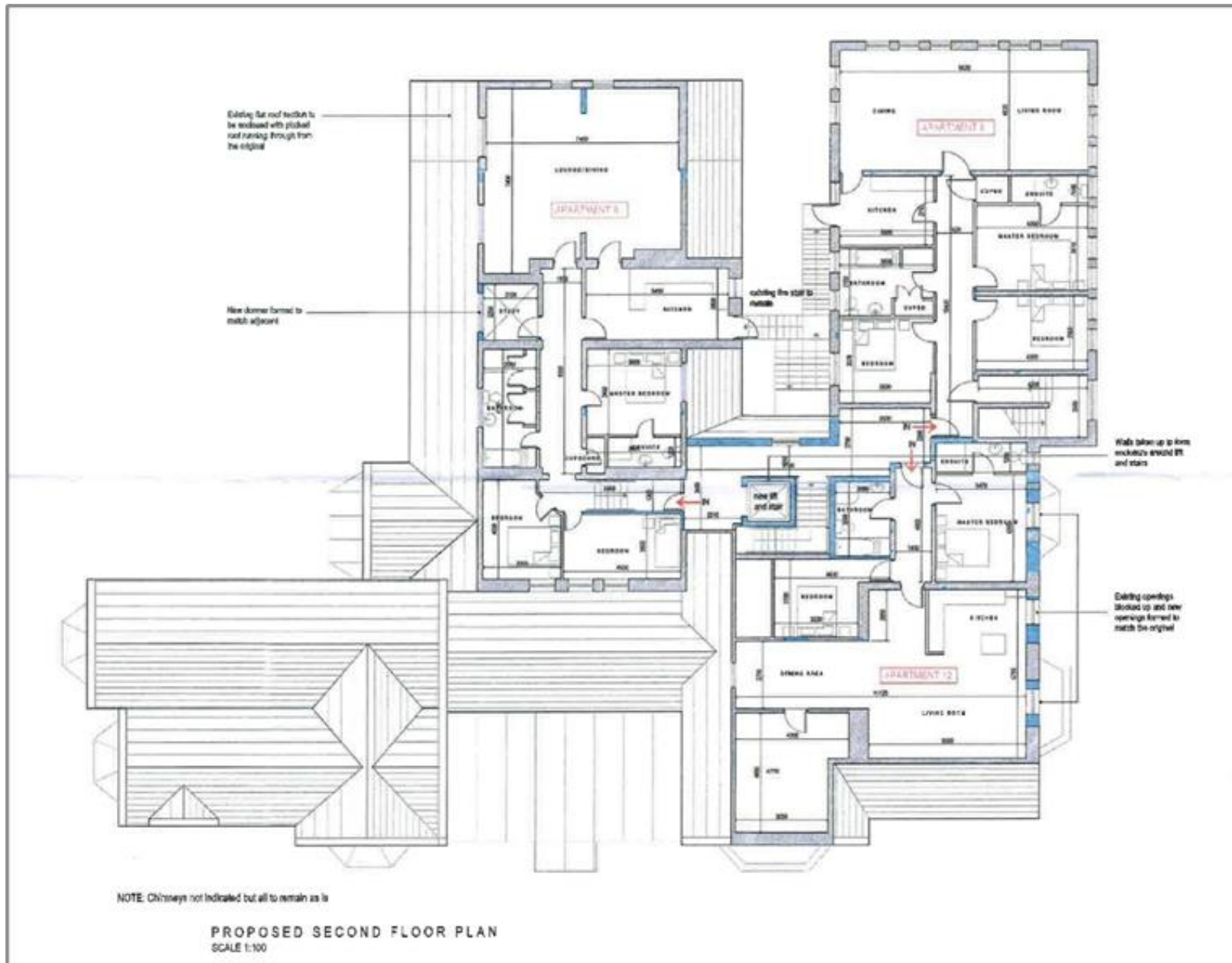
# Site Layout



## Planning Approved Lower & Ground Floor Layouts



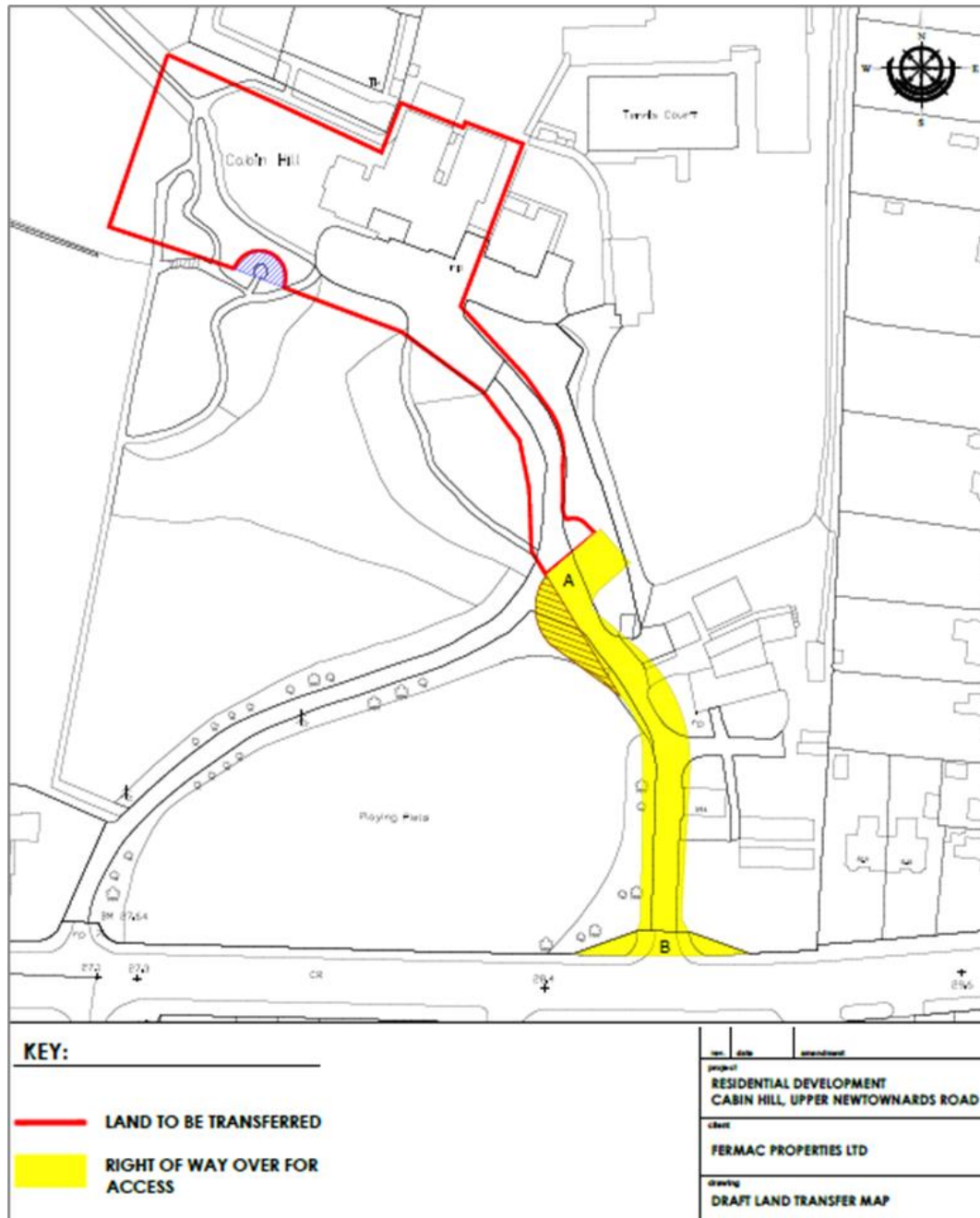
## Planning Approved First Floor Layout



## Planning Approved Second Floor Layout



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## Draft Transfer Map



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## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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### Sole Agent

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