



FOR SALE

**Unique Residential Development lands – with full
planning and drainage approval for 33 mixed type units
(c 8.26 acres, 3.34 ha)**

PHASE 5, BELVOIR PARK, SOUTH BELFAST, BT8

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Mature, parkland setting in a suburban location yet easily accessible to city centre via A55 and public transport links

Lands comprise last phase of this highly successful scheme which has created a mix of refurbished Edwardian architecture with new build dwellings

Full Planning approval for the construction of 33 high specification, energy efficient dwellings (including 5 no. affordable - Ref LA04/2020/2607/F – approved 20 December 2024)

Article 161 drainage agreement formalised

Site area – c 8.26 acres (3.34 ha)

Within easy reach of a wide range of facilities and amenities including Lagan Valley Regional Park, Forestside Shopping Centre, Malone and Belvoir golf clubs and a number of primary / secondary schools

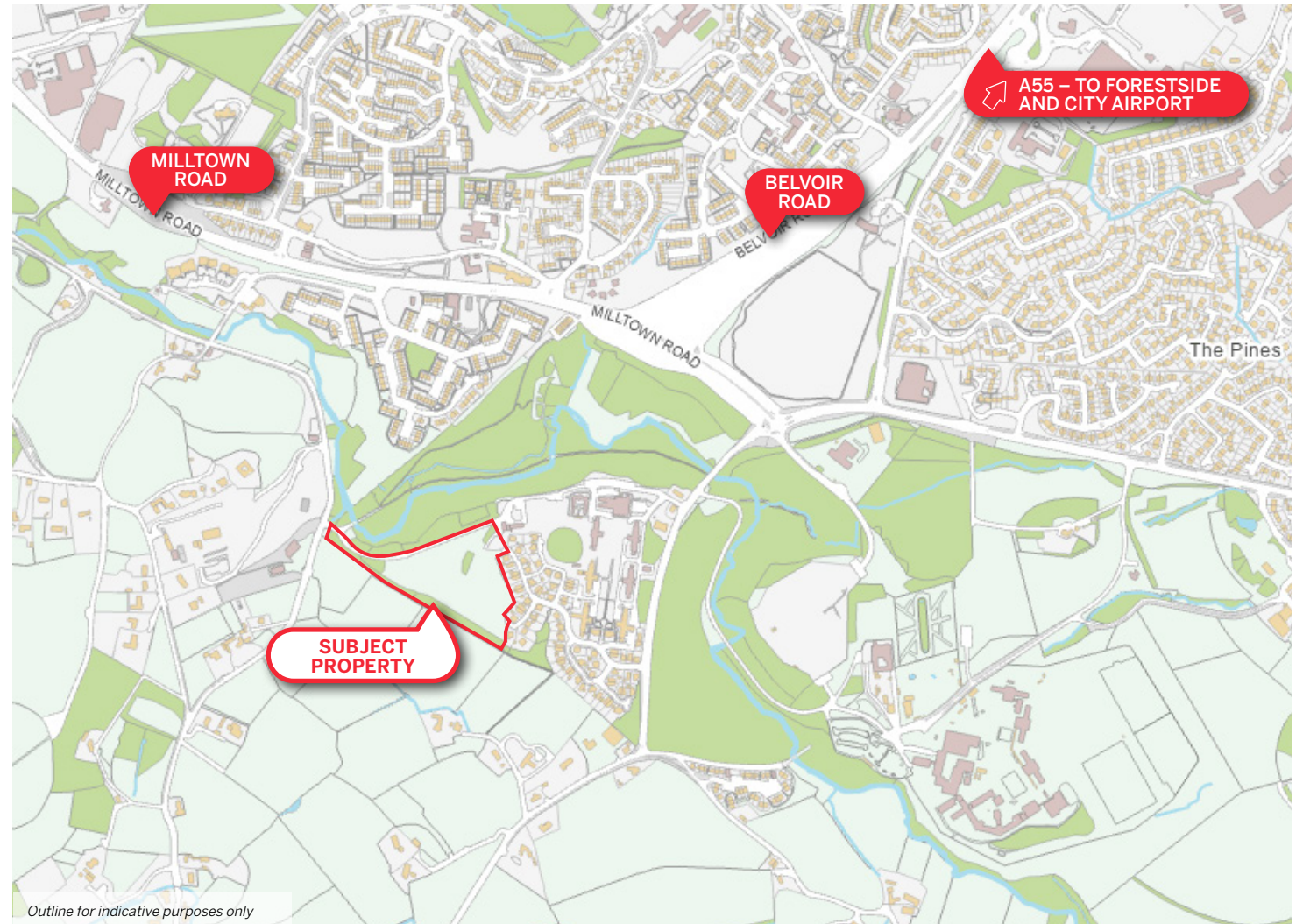
LOCATION

Located in South Belfast, Belvoir Park enjoys a rural backdrop with Shaw's Bridge and Lagan Valley Regional Park located nearby.

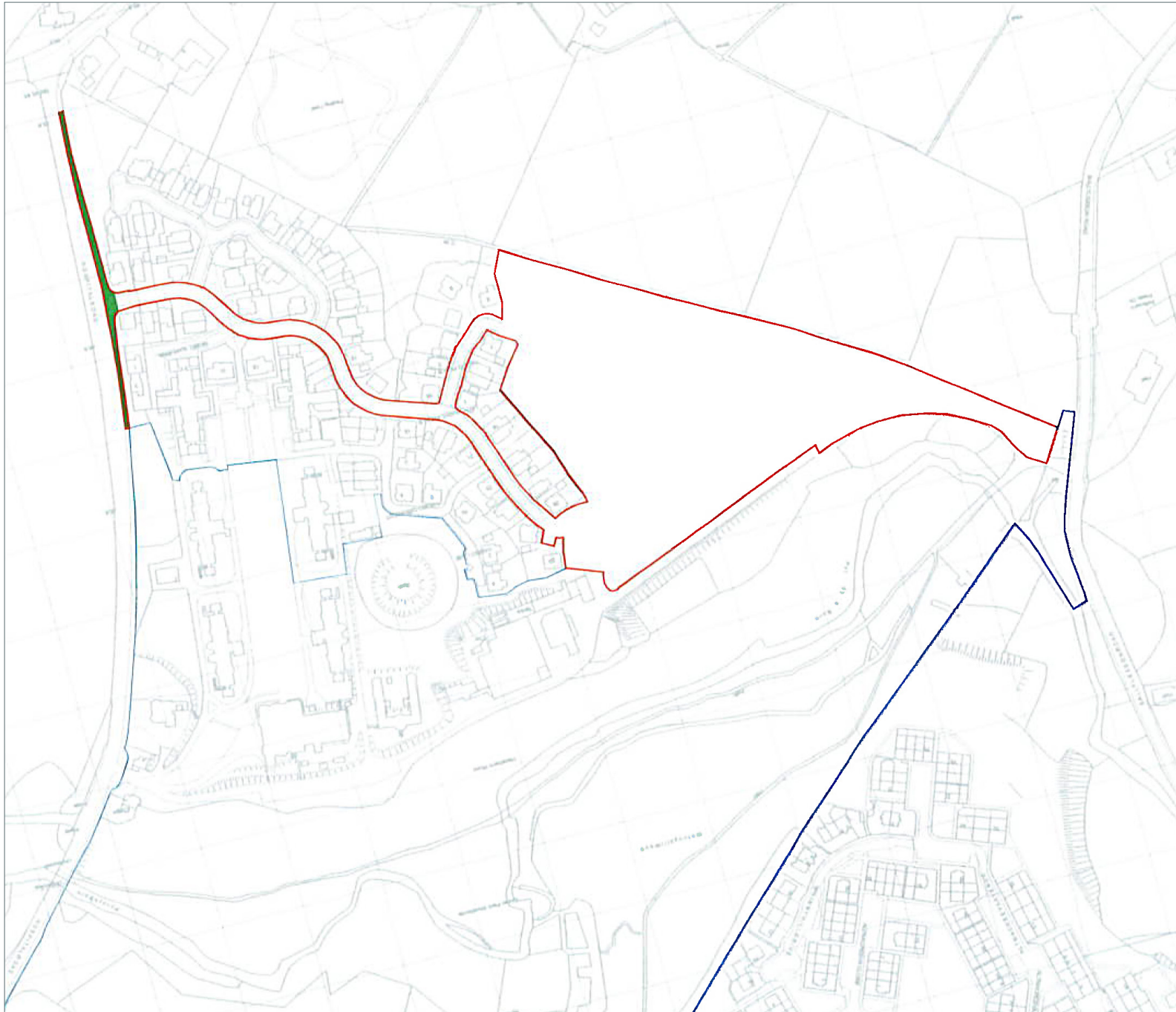
In the vicinity are a range of amenities and facilities, accessed via the A55 outer ring road, including Forestside Shopping Centre, Belvoir and Malone Golf clubs, the city centre and George Best City airport.

The subject lands are accessed off Hospital Road, and lie to the west of earlier phases of the wider Belvoir Park development.

The scheme has been well received by the market with strong sales due in large part to its combination of modern living with adjacent open space and woodland.



Outline for indicative purposes only



DESCRIPTION

The subject property comprises a fully approved plot of development land ready for immediate construction.

The lands have full planning approval with a S76 agreement in place for the construction of 33 units. An Article 161 drainage agreement has been formalised.

Within the lands areas have been designated for public open space/play areas (c1.45 acres, 0.59ha) including a copse of centrally located mature trees. (TPO/2021/0011/LA04).

Property outline for indicative purposes only

PROPOSED SITE LAYOUT



PROPOSED SITE LAYOUT



PLANNING/DRAINAGE

Ref – LA04/2020/2607/F.

Full Planning approval secured for:

Residential development for the erection of 33 no. dwellings (including 5 no. affordable units) including public open space, equipped children's play area and associated development (previously approved under Y/2014/0401/F and Y/2014/0390/LBC).

APPROVED – 20 DECEMBER 2024

The approval allows for the construction of a range of mixed type units across the scheme. In summary:

- 25 no (4 bed) detached,
- 3 no. (3 bed) semi detached and;
- 5 no. (2 bed) affordable apartments. These units are to be Category 1 – over 55, active elderly.
- Planning approval is subject to a S.76 agreement (details upon request).

Drainage – Article 161 agreement formalised. Services have been brought to the site boundaries.

APPROVED SCHEME

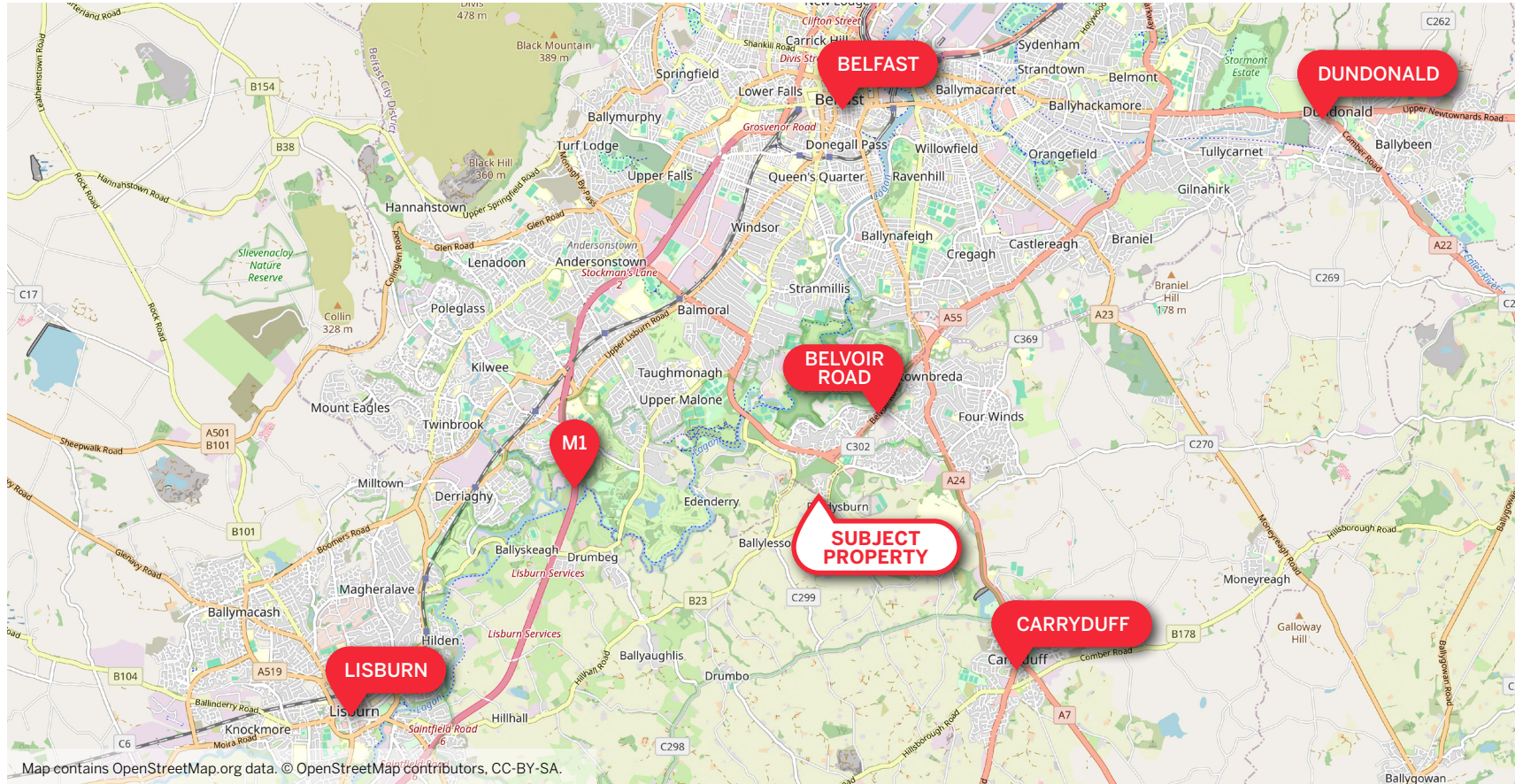
House no.	Name	Type	Area (sqft)
1	BP7 S/L	DET	2,145
2	HT G	DET	2,944
3	HT G	DET	2,944
4	HT G	DET	2,944
5	HT G	DET	2,944
6	BP7	DET	1,765
7	HT A.2	DET	2,488
8	HT A.2	DET	2,488
9	HT A.2	DET	2,488
10	HT A.2	DET	2,488
11	HT A.2	DET	2,488
12	HT A.3	DET	3,194
13	BP7 S/L	DET	2,145
14	BHT B	DET	2,146
15	BHT B	DET	2,146
16	BP8	DET	1,672
17	HT C	DET	1,747
18	HT C	DET	1,747
19	HT D.1	DET	1,682
20	HT D	DET	1,311
21	HT D	DET	1,311
22	AEA	APT	735
23	AEA	APT	896
24	AEA	APT	735
25	AEA	APT	741
26	AEA	APT	767
27	BP8.1	DET	1,641
28	HT E.1	DET	1,605
29	HT E.1	DET	1,605
30	HT E	DET	1,696
31	HT F	DET	2,276
32	HT F	DET	2,276
33	HT F	DET	2,276
Total (excluding garages)			64,476







LOCATION



TITLE

Understood to be held
Freehold

PRICE

Offers Invited

VAT

VAT will be chargeable.

STAMP DUTY

Stamp duty will be the
liability of the purchaser.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24839

Lisney

COMMERCIAL REAL ESTATE

For further information:

David McNellis: 028 9050 1551 / 07887 911077

dmcnellis@lisney-belfast.com

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Lisney Commercial Real Estate

**3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501**

Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)   

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