

FOR SALE

Land at Old Colin Road, Belfast

EXTENSIVE AGRICULTURAL LANDS – C. 23.6 ACRES (9.55 HECTARES)



Commercial Real Estate
From every angle

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Opportunity to acquire substantial land holding

Land area – c. 23.6 acres (9.55 hectares)

Located just off Old Colin Road, 4 miles from Belfast City Centre

Located on the border of the settlement development limit

LOCATION

The land is located just off Old Colin Road in West Belfast, positioned in a rural area on the edge of Greater Belfast.

The immediate surrounding area is characterised by residential ribbon development to the north and west, with open agricultural lands and greenfield sites to the north and east.

Road access is via Old Colin Road providing direct connectivity to the wider Belfast road network, while the M1 Motorway is located a short distance to the south, offering convenient access to Belfast City Centre and the wider motorway network.

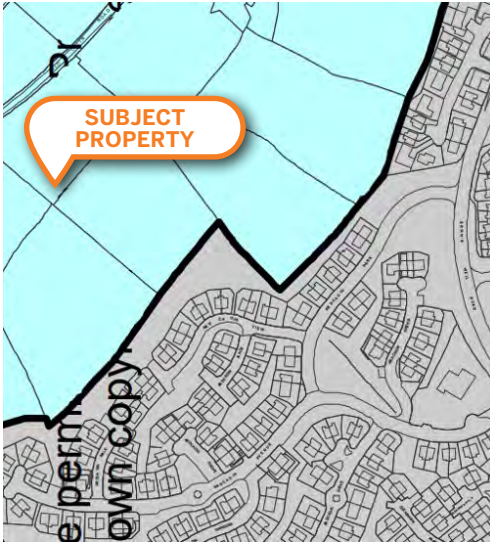
DESCRIPTION

The land comprises a significant agricultural land holding with a total area of approximately 23.6 acres (9.55 hectares) currently laid out in a number of fields, bounded by established hedgerows, mature vegetation and defined field boundaries.

The topography slopes downwards from Old Colin Road to the south.

The land has frontage onto Old Colin Road, which provides the principal point of access.





PLANNING

After reviewing Planning NI, we note that there are no live or expired planning applications or permissions on the land.

Following a review of the Belfast Metropolitan Plan (BMAP) 2015, we understand that the land falls within an Area of High Scenic Value, as shown by the light blue shading on the map above. The site also borders the settlement development limit.

SIZE

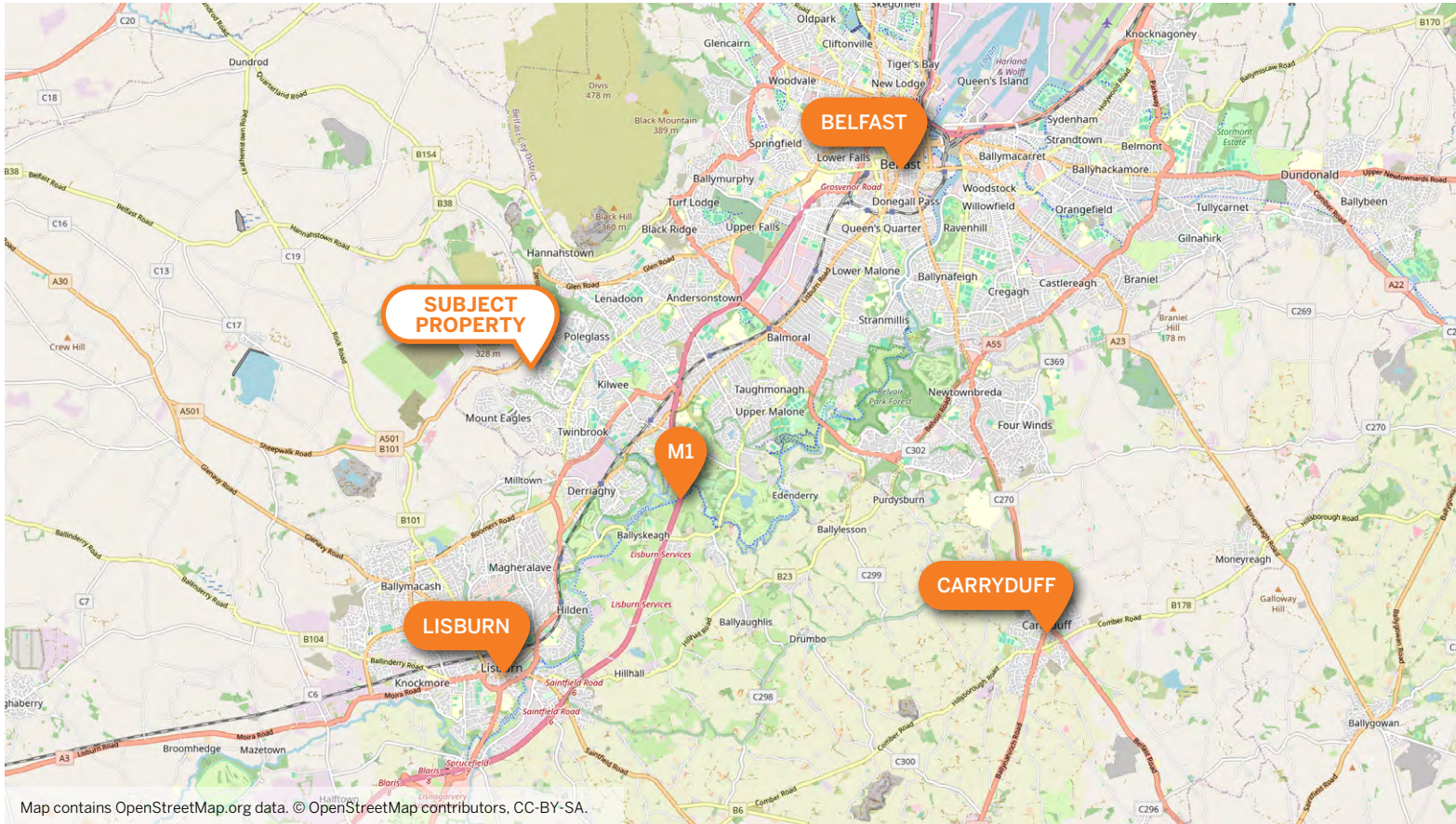
The land extends to approximately 23.6 acres (9.55 hectares).

TITLE

Freehold



LOCATION



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

PRICE

£275,000 exclusive

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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/uksi/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 Ambit CRE. 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 25379



Commercial Real Estate
From every angle

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