

FOR SALE

19–21 Upper Dunmurry Lane, Belfast BT17 0AA

LAND EXTENDING TO C. 0.22 ACRES WITH STRONG DEVELOPMENT POTENTIAL (STPP)



Commercial Real Estate
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY



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FEATURES

Potential residential development site (STPP)

Located approximately 6 miles from
Belfast City Centre

Flat, rectangular site of c. 0.22 acres

Rare site to be available in this area

LOCATION

The subject property is located on Upper Dunmurry Lane in Dunmurry, approximately 5 miles from Belfast City Centre.

The area benefits from strong transport links, including regular bus services, Dunmurry railway station and direct access to the M1 motorway, providing convenient connectivity across Belfast and the wider region.

Dunmurry is a popular commuter town area with a range of local amenities including shops, cafés, schools, and commercial facilities.

The surrounding area is mainly residential, with some small local businesses and community uses nearby. There are several parks and green spaces in the area, including Lady Dixon Park and Colin Glen, which are easily accessible.



DESCRIPTION

The property at 19–21 Upper Dunmurry Lane, Belfast BT17 0AA comprises a detached former HSC clinic / library building arranged over two floors.

The property has been vacant for a prolonged period and is currently secured with boarded windows and doors.

The building is in a poor state of repair with significant internal deterioration evident, including water ingress and structural damage to internal finishes. As such, the property is likely to require substantial refurbishment or may be more suited to redevelopment of the site, subject to the necessary statutory consents.

ACCOMMODATION

From measurements taken on Spatial NI, we estimate that the approximate site area is c. 0.22 acres.

From measurements taken on site, the approximate area of the dwelling is 3,240 sqft.

TITLE

The property is understood to be held long leasehold on a term of 999 years from 1 November 1950.

PRICE

£200,000

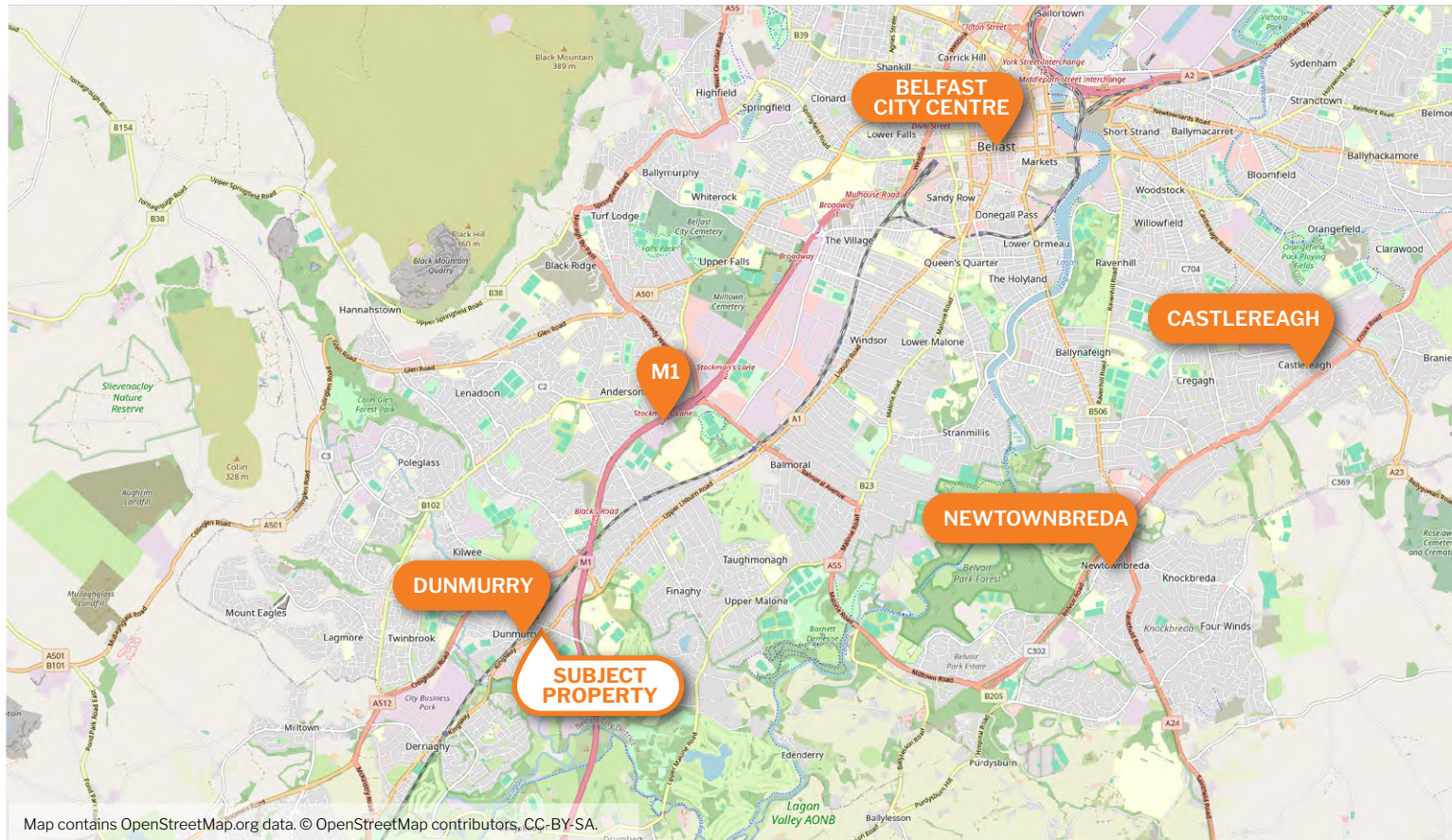
RATES PAYABLE

Capital Value:	£21,400
Rates Poundage 2025/26:	0.626592
Rates Payable:	£13,409.07



Outlines for indicative purposes only

LOCATION



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 25381



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Viewing strictly by appointment with the sole letting agent Ambit CRE

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VAT

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

STAMP DUTY

Stamp duty, if applicable will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of 95D. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions ²
0-25	A	
26-50	B	
51-75	C	
76-100	D	95 D
101-125	E	
126-150	F	
>150	G	

