



Instinctive
Excellence
in Property.

For Sale

Prestigious Residential Development Site

**Full Planning Permission for 8 no.
Substantial Detached Family Homes**

Site Area c. 3.35 acres (1.36 hectares)

Former Sports Pavilion Site
Dub Lane
Upper Malone Road
Belfast
BT9 5NB

**RESIDENTIAL
DEVELOPMENT LAND**



Location

A truly magnificent development site for an exclusive housing development of eight luxury family homes overlooking the Queen's University Malone Playing Fields adjacent to the Lagan Valley Regional Park and Barnett Demesne.

The site is easily accessed directly off Dub Lane approximately 3 miles south of Belfast city centre via the Malone Road. The area is renowned as one of Northern Ireland's most prestigious and sought after residential addresses and benefits from close proximity to a wealth of amenities on the Lisburn Road, excellent local schools and recreational activities to include the Lagan Tow Path, Mary Peters Track and Balmoral Golf Club.

Description

The mature site was formerly occupied in part by Queens main sports pavilion hall and benefits from a level topography with good road frontage. The site provides a unique opportunity for a developer to construct an exclusive scheme that will undoubtedly generate significant interest from purchasers looking for bespoke family homes in the area.

Planning

The site has full planning permission granted for the construction of 8 no. detached dwellings under planning application LA04/2015/1149/F granted on 18th January 2017.

The scheme comprises the following (all areas being approximate) : -

SITE	TYPE	BED / REC	SQ FT
1	2	5 Bed & 5 Rec	3,060
2	1*	5 Bed & 3+ Rec	2,890
3	1	5 Bed & 3+ Rec	2,890
4	1b	5 Bed & 3+ Rec	2,960
5	4	5 Bed & 5 Rec	3,435
6	3	5 Bed & 4 Rec	3,015
7	1a	5 Bed & 3+ Rec	2,890
8	2*	5 Bed & 4 Rec	3,060

The scheme has been carefully and tastefully planned to make excellent use of the site providing eight individually designed family homes. A detailed architectural pack can be provided upon request to interested parties.

SITE LAYOUT PLAN



FOR INDICATIVE PURPOSES ONLY

For Sale

Prestigious Residential Development Site

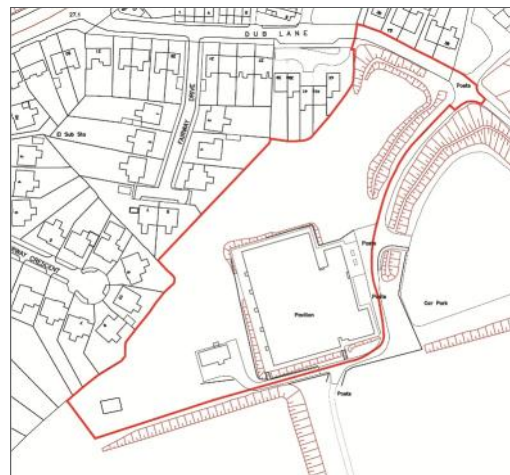
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RESIDENTIAL DEVELOPMENT LAND

INDICATIVE BOUNDARY MAP



FOR INDICATIVE PURPOSES ONLY



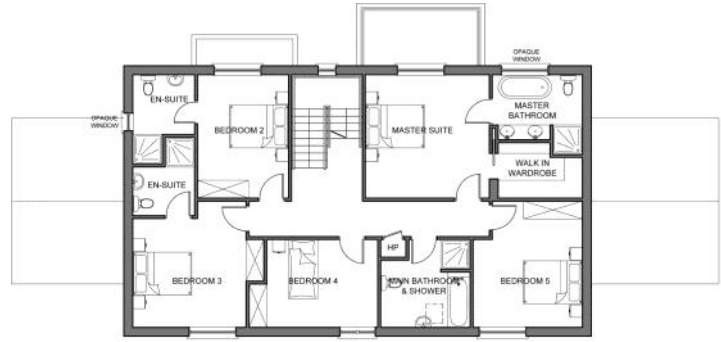
SITE 5 - ELEVATIONS & FLOOR PLANS



FRONT ELEVATION, scale 1:100



REAR ELEVATION, scale 1:100 JAD/LS



FIRST FLOOR, scale 1:100



GROUND FLOOR, scale 1:100

SITE LAYOUT PLAN



FOR INDICATIVE PURPOSES ONLY

Site Area

The site extends to approximately 3.35 acres (1.36 hectares).

Price

£2,195,000 exclusive.

VAT

All prices quoted are exclusive of but may be liable to VAT.

Location Maps



FOR INDICATIVE PURPOSES ONLY

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