

WHELAN



FOR SALE (By informal tender)

DEVELOPMENT SITE - 0.7 Acre
(subject to planning)

32/34 Old Dundonald Road
Dundonald

- Superb development site of 0.7 acre (approx.)
- Approx. 6 miles east of the city centre on the northern side of the Old Dundonald Road.
- Closing date for submission of offers: 12 noon 31st May 2013

ARTHUR HOUSE
41 ARTHUR ST
BELFAST
BT1 4GB
T: 02890 447144
W: whelan.co.uk

An alliance member of
 BNP PARIBAS
REAL ESTATE

LOCATION

The site lies on the northern side of the Old Dundonald Road, approximately 1/3 mile from the junction with the Comber Road.

The Dundonald Icebowl, David Lloyd Leisure and cinema complex is located approximately 0.5 mile to the west.

DESCRIPTION

The subject comprises a rectangular site extending to approximately 0.7 acre, located at the corner of Beechwood Manor and Old Dundonald Road. Frontage to Old Dundonald Road is c. 41m with frontage to Beechwood Manor of c. 65m.

PLANNING

Planning permission (Y/2004/0561/F) was granted on 14 February 2007 for a development at 32/34 Old Dundonald Road comprising "mixed housing development consisting of 15no. properties in total, including a variety of house types and 6no. apartments". **This permission has now lapsed.**

PRICE

Offers in the region of £175,000

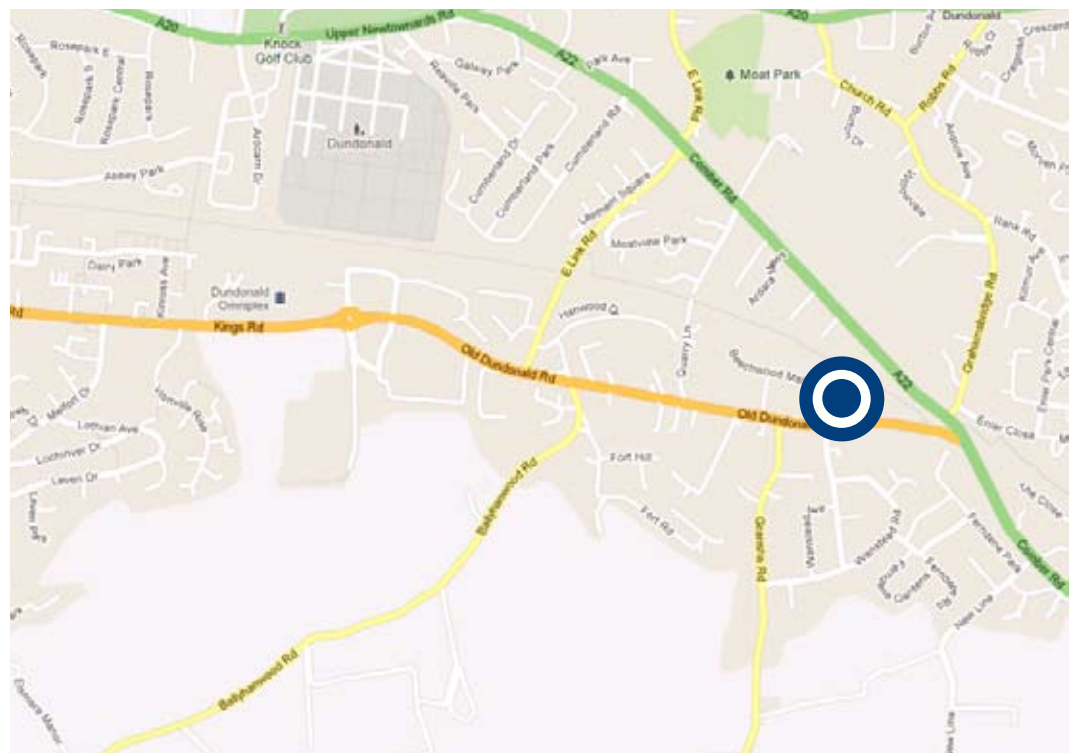
Written offers to be submitted to the offices of Whelan Commercial Limited by 12 noon Friday 31st May 2013 and should state:

1. Name of purchaser
2. Price Offered
3. Any conditions attached to the offer
4. Confirmation of funding or letter of support from bank
5. Solicitor Details

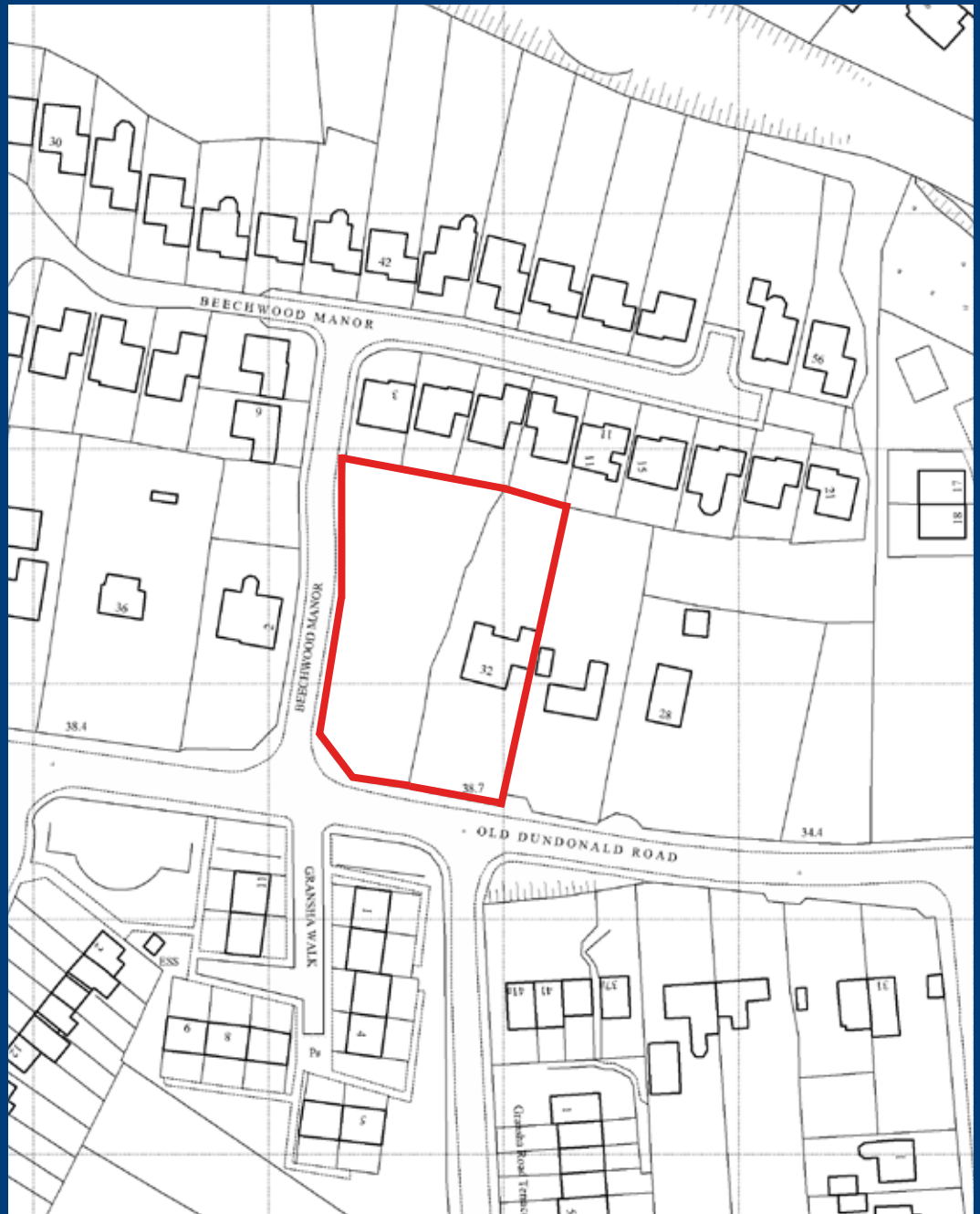
VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



ACE MAP



VIEWING

By appointment through joint agents:-

Whelan Commercial Ltd.

A: 41 Arthur Street
Belfast, BT1 4GB



T: **028 90447144**

E: email@whelan.co.uk

W: whelan.co.uk