



Development Opportunity

- Full Planning Permission for:
2x2 Bed Apartment, 2x1 Bed Apartment & 1 Retail Unit
- NI Water Connections Available

430-432 Woodstock Road,
Belfast, BT6 9DR

FOR SALE

PROPERTY SUMMARY

- Full Planning Permission Granted
- Easy access into the City Centre
- To Accommodate 4 Bedroom apartments and Retail Unit
- Planning Ref LA04/2021/1701/F permission granted 3rd June 2024
- NIW - There is available capacity at the Waste Water Treatment Works

LOCATION

The building is in a prime location on the Woodstock Road one of the cities main arterial routes and up and coming neighbourhoods. It's surrounded by other retail units and residential homes.

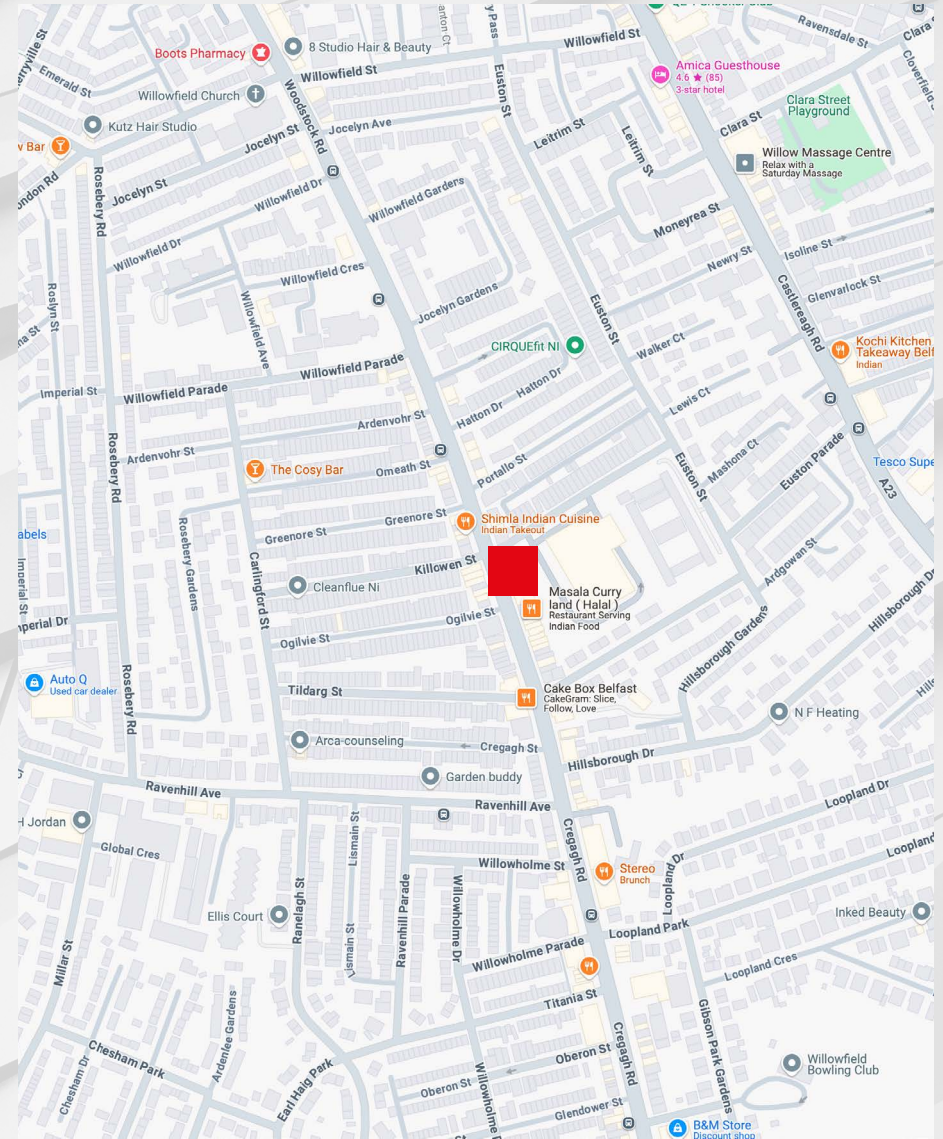
DESCRIPTION

Full planning permission is in place for the demolition of 430 & 432 Woodstock Road and the erection of a new 2 storey building to accommodate 1 retail unit, 2 one-bedroom apartments and 2 two-bedroom apartments with ancillary accommodation, bin store and cycle parking.

Building Control approval and NI Water connections have both been secured, ensuring a smooth development process.

ACCOMMODATION

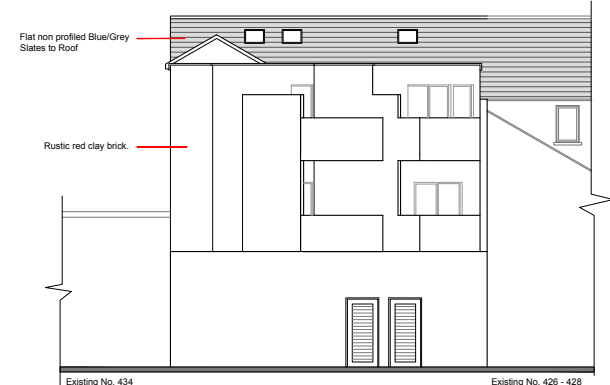
Description	Sq M	Sq Ft
Retail Unit	85.50	920.31
First Floor - Apartment 1	47	505.9
First Floor - Apartment 2	35	376
Second Floor - Apartment 4	35	376.73



PROPOSED ELEVATIONS

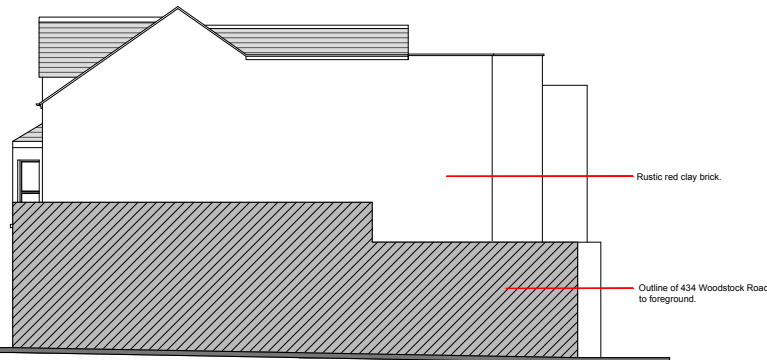


Proposed Front Elevation

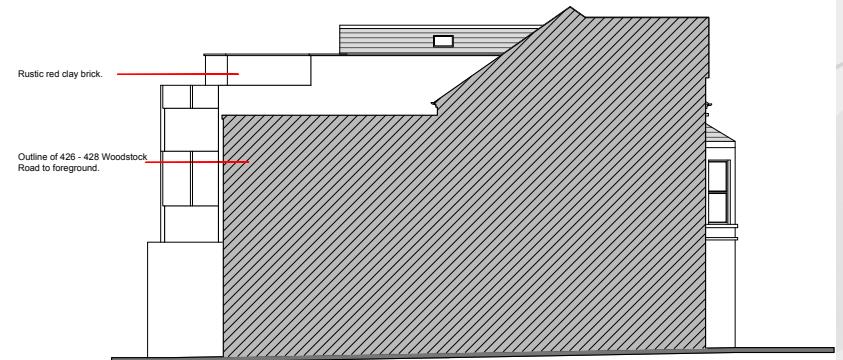


Proposed Rear Elevation

Finishes :
 Roof - Pitched : Non profiled Blue/Grey Slates.
 Roof - Flat : Trocal membrane, colour mid gray.
 Walls : Rustic red clay brick.
 Windows : Double glazed aluminum or UPVC or painted timber windows and glazed screens and shopfronts.
 Rainwater Goods : Black PVC gutters and downpipes.

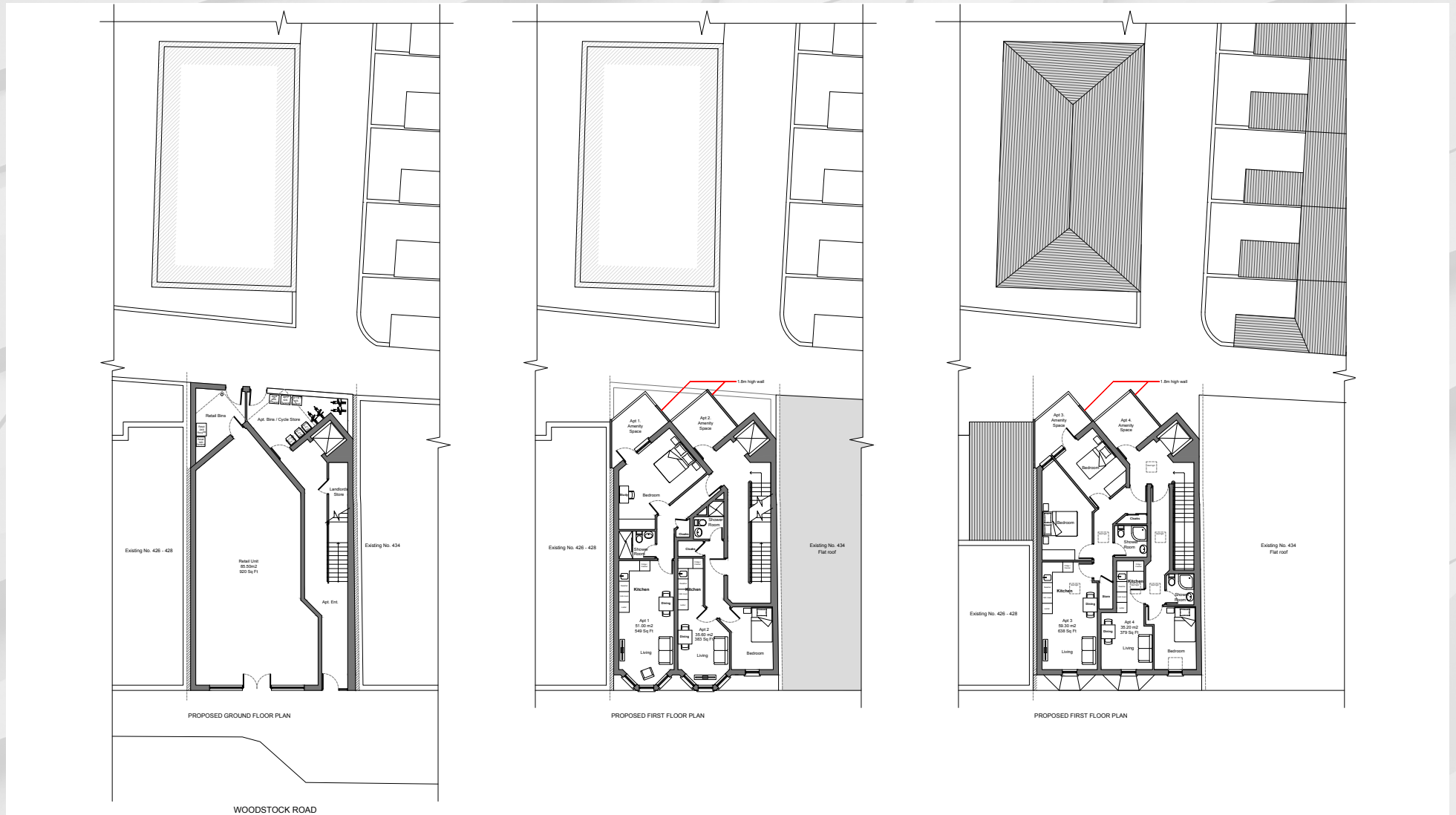


Proposed Side Elevation



Proposed Side Elevation

PROPOSED FLOOR PLANS



RATEABLE VALUE

The subject units will need to be reassessed for rates following completion of the development.

PRICE

£150,000

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

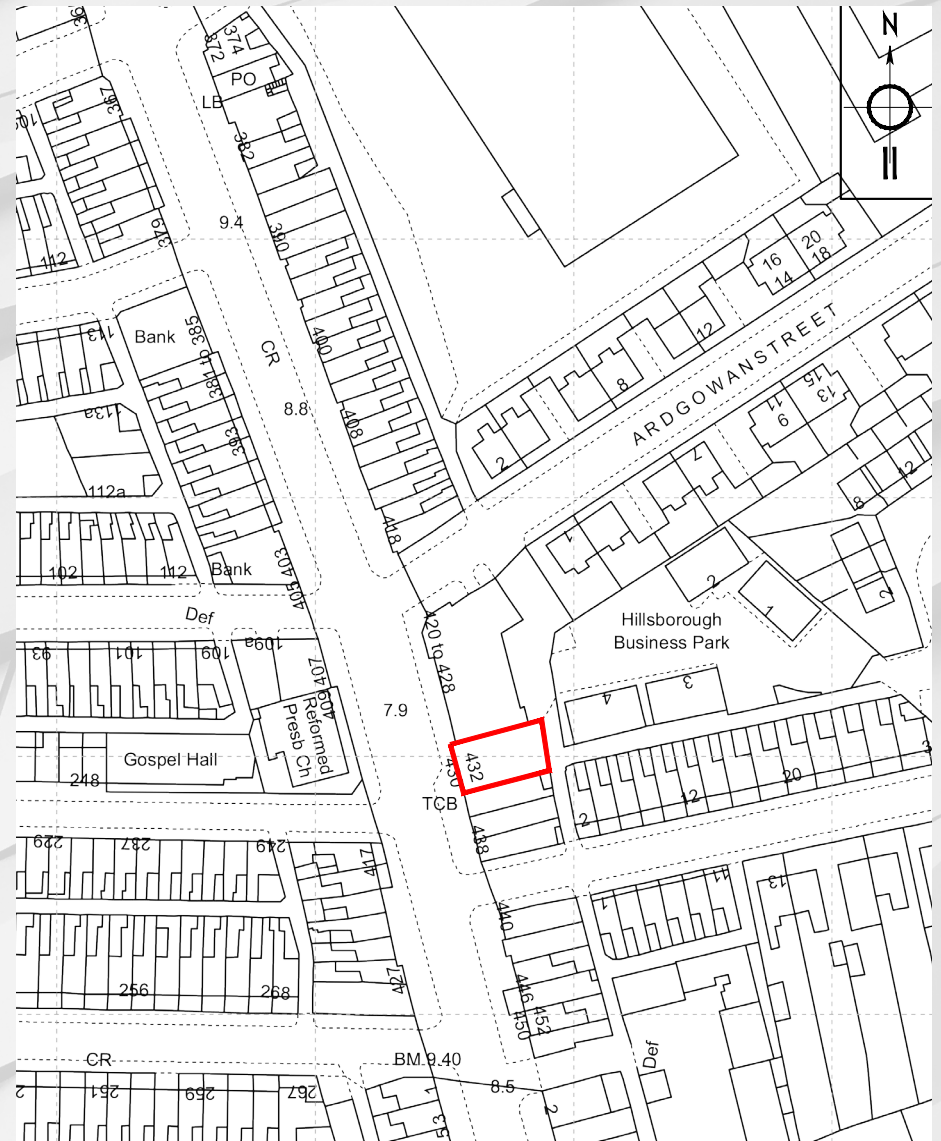
EPC

A copy of the EPC Certificate can be made available upon request.

VIEWING AND FURTHER INFORMATION

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