



Instinctive  
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# For Sale

## Development Opportunity

Lands Adjacent to Maldon Street  
Donegall Road  
Belfast  
BT12 6HE

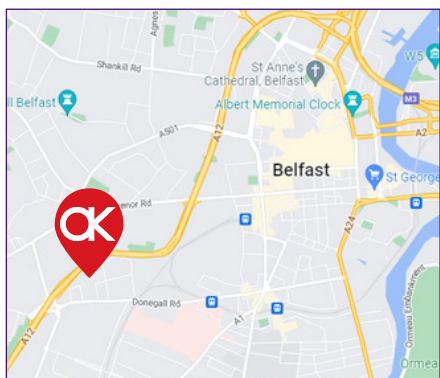
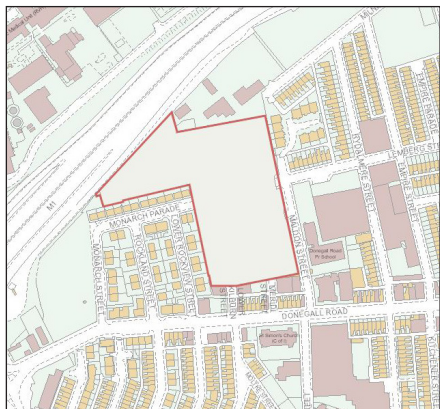
**DEVELOPMENT OPPORTUNITY**





**DEVELOPMENT OPPORTUNITY**

**Location Map**



**Location**

Development opportunity positioned off Maldon Street, in South Belfast. The immediate vicinity comprises of high density residential, with a range of shops and amenities nearby. Situated approximately 1 mile from Belfast city centre, the site has strong transportation links via the Westlink and wider motorway network, whilst being within walking distance of City Hospital Train Station.

**Description**

The subject comprises a substantial development site which extends to approximately 4.3 acres. The site benefits from a relatively flat topography and it has largely been cleared of its former use. The subject boundaries are enclosed by residential dwellings, Donegall Primary School, with substantial frontage onto Maldon Street and Monarch Parade.

**Planning**

The site previously benefitted from full planning consent for the construction of 131 apartments (Planning Ref Z/2008/0183/F) and 48 terraced townhouses (Planning Ref Z/2008/0719/F) which has now lapsed.

**Zoning**

The subject is zoned as a Major Area of Existing Employment/Industry under Map No. 4/003 of Draft BMAP 2015 (Planning Policy BT011/19).

**Services**

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

**Site**

Description	Acres	Hectares
Development Lands	4.3	1.74

**Client's Solicitor**

JJ Haughey Solicitors, 19 College Street, Armagh, BT61 9BT

**Viewing**

By appointment only.

**Sales Process**

Private Treaty.

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Guide Price**

Price on application.

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