



**FOR SALE**

**Former Seymour House, 1 Laurel Way, Kilmakee, Dunmurry, BT17 9PR**

Excellent Development Opportunity c. 1.34 Acres

**Lisney**



## Features

- Regular shaped site of c. 1.34 acres
- Prominent roadside location on the A1, Kingsway
- Considerable Redevelopment potential (Subject to planning permission)
- Highly accessible location
- Extensive main road frontage of c. 45m

## Location

The subject property occupies a prominent and highly visible position on the A1 Kingsway, in close proximity to Dunmurry.

The subject is approximately 5 miles south-west of Belfast. Dunmurry benefits from excellent public transport and road links with the M1 providing easy access to Belfast and the West of the province via Blacks Road.

There is also good bus and rail links from the subject with Derriaghy and Dunmurry rail halts in close proximity.



## Description

The subject property comprises a regular shaped site of c. 1.34 acres benefiting from an extensive frontage onto the A1 Kingsway of c. 45 metres.

The site has a relatively flat topography and is ripe for development, subject to planning permission and the necessary statutory consents.

The property is currently secured by palisade fencing, and an attractive feature stone wall.

## Planning

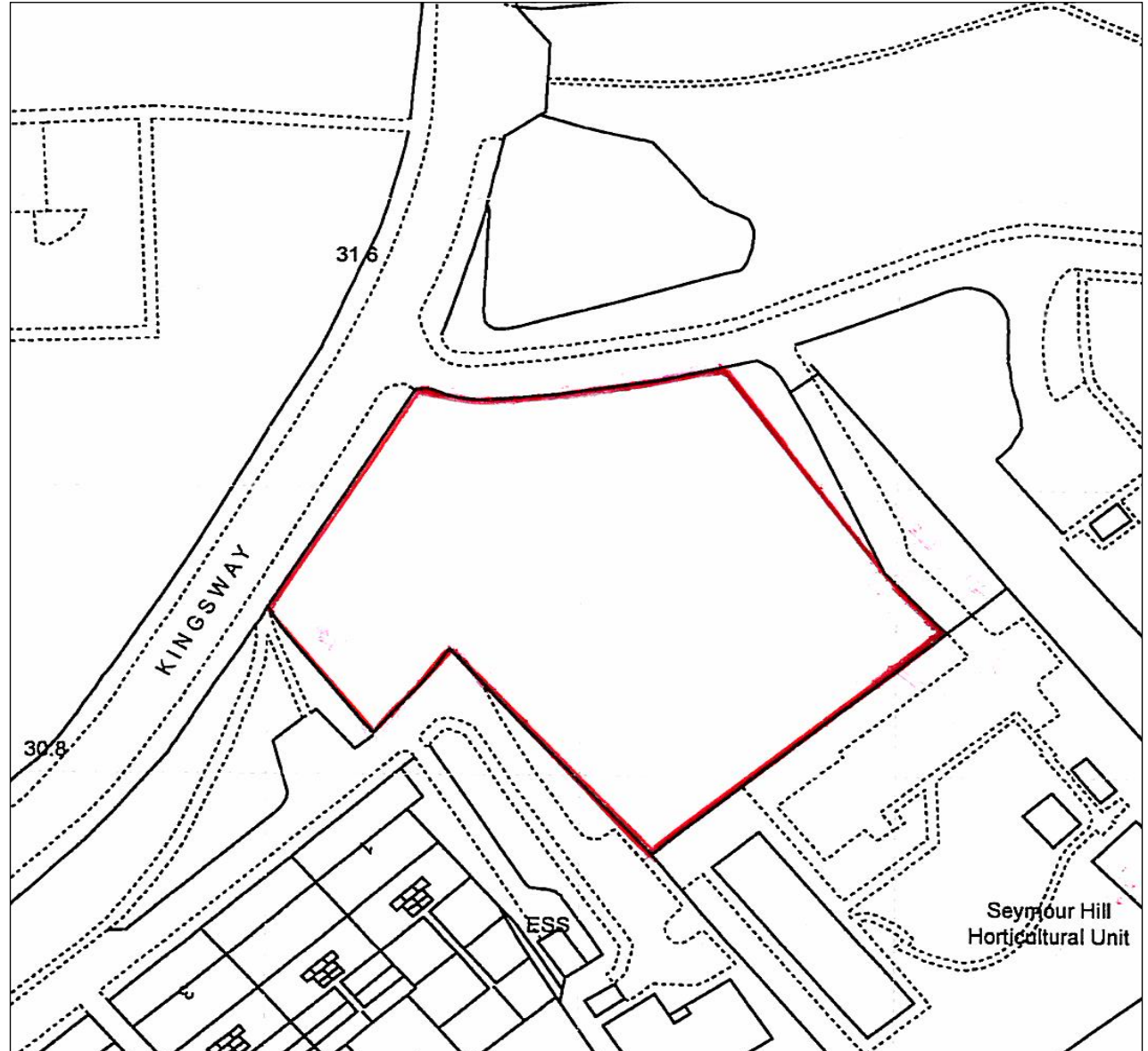
The lands fall within the local area plan; Belfast Metropolitan Area Plan (BMAP) 2015 and are left as unzoned 'white land' but falling within the area designated as Lagan Valley Regional Park.

However the property was zoned as 'White Land' in the Draft BMAP 2015 which we understand is now the relevant planning document following a legal challenge against the adoption of BMAP.

All Interested parties are advised to make their own enquiries into the planning potential of the site.

## Please Note

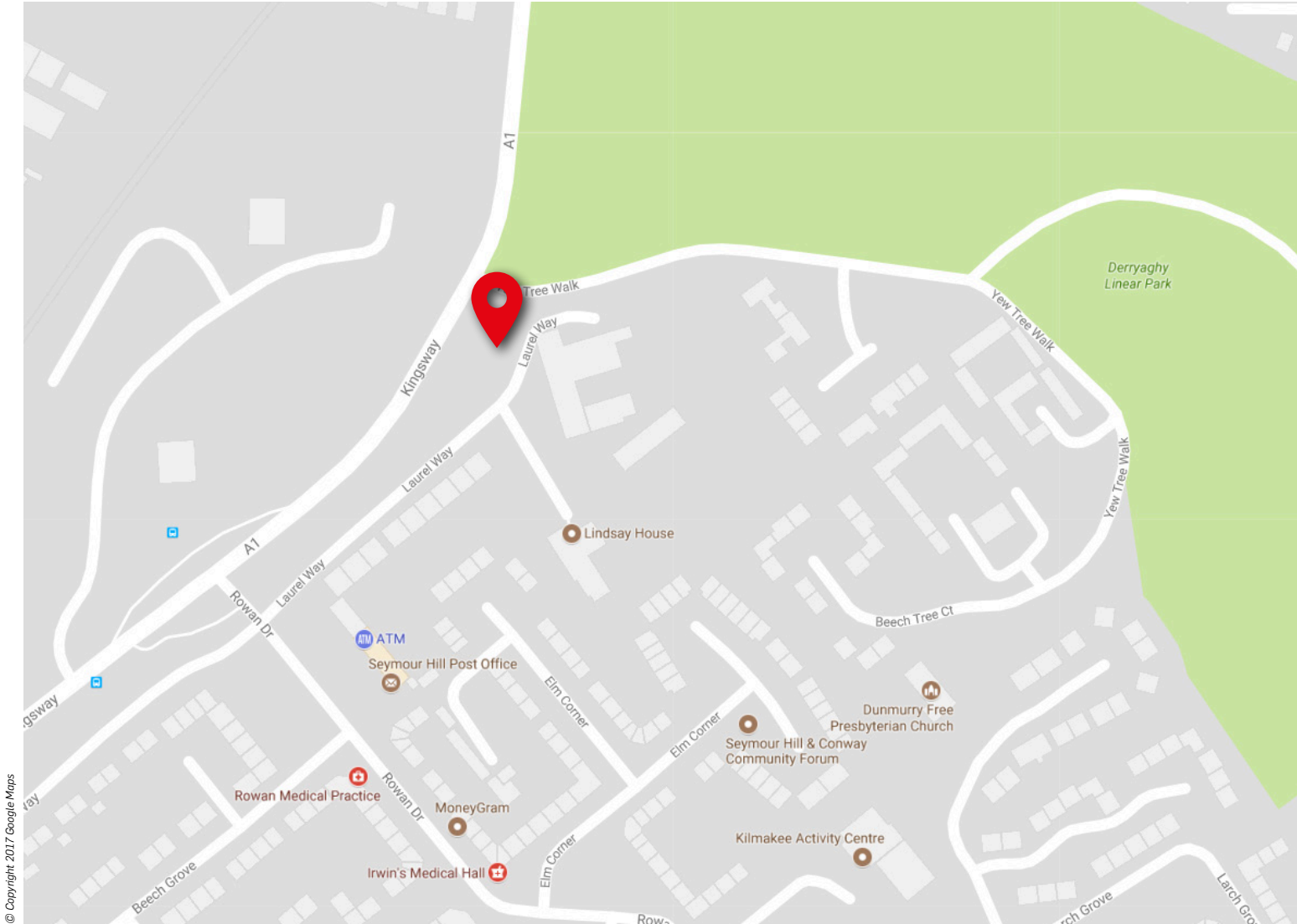
A Tree Preservation Order applies to the land. Further details available on request.











## Asking Price

Offers around £350,000 exclusive are invited.

## Title

We have been advised that the property is held by way of 10,000 year lease from 1st April 1958 and is subject to a nominal ground rent.

## Stamp Duty

If applicable, will be the responsibility of the purchaser.

## VAT

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

## Contact

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