

**FOR SALE**

**Former 'St Ellen Works' Site, Edenderry Village, Belfast**

Residential Development Opportunity of 0.83 Hectares (2.05 acres) with F.P.P for 7 Units at Edenderry Village, Belfast.

**Lisney**



## Features

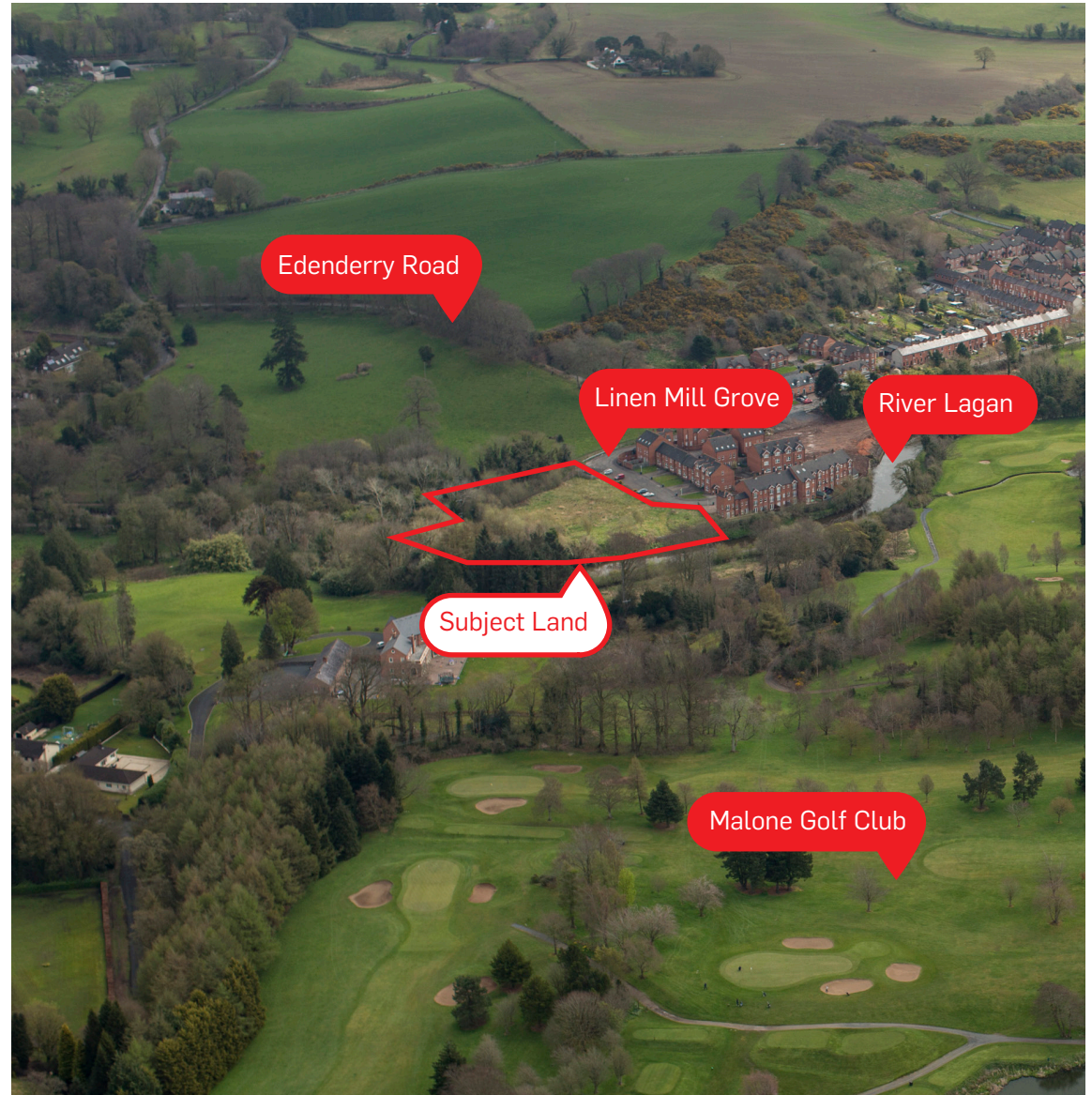
- Excellent Residential Development Opportunity of 0.83 Hectares (2.05 acres).
- Situated in the highly desirable Edenderry Village within the Lagan valley Regional Park.
- Full Planning Permission for 7 Units.
- Stunning Riverside location with houses designed to take advantage of the views over the river Lagan and Malone Golf Club.
- Excellent access to the Lagan valley towpath and the National Cycle Network via the Gilchrist Bridge across the River Lagan.

## Location

The subject site is situated within the highly desirable Edenderry Village. The lands occupy an attractive riverside location approximately 5 miles south west of Belfast City Centre. The property is located within Lagan Valley Regional Park and overlooks Malone Golf Club on the western boundary of the site.

The immediate area is predominantly residential in character to include modern developments such as Linen Mill Grove. Edenderry provides a highly desirable residential location for those seeking to reside in a quiet suburban location but with all the benefits of the City Centre a short commute away.

| Destination                | Distance (Miles) |
|----------------------------|------------------|
| Belfast City Centre        | 4.75             |
| Forestside Shopping Centre | 4                |
| Malone Road                | 1.75             |
| Lisburn                    | 6                |
| Belvoir Park Forest        | 2.75             |



For Indicative Purposes Only. Not to Scale.



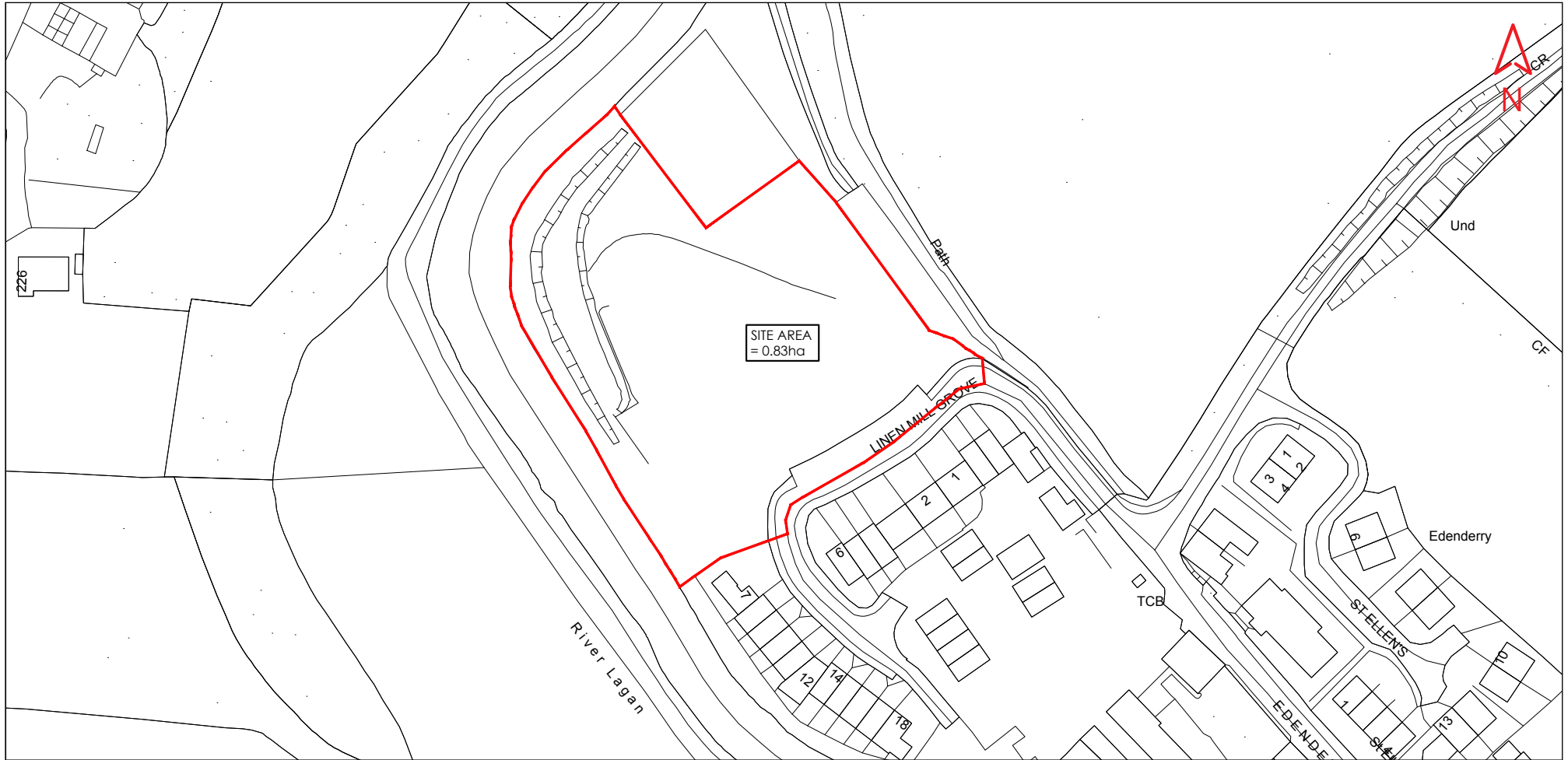
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## Description

The subject site extends to 0.83 hectares (2.05 acres) and currently comprises a superbly located 'ready to go' development opportunity.

## Site Area

We understand the overall site area to be 0.83 hectares (2.05 acres) as outlined in red on the indicative site map.



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## Planning

Planning application LA04/2018/1795/F allows for the construction of 7 dwellings, new vehicular access, parking, landscaping, open space, waste water treatment works and associated site works.

The site layout is as outlined in the drawing opposite.



For Indicative Purposes Only. Not to Scale.

## House Type Schedule

| SITE NO. | HOUSE TYPE | DESCRIPTION   | SIZE (SQFT) | BEDROOMS      |
|----------|------------|---------------|-------------|---------------|
| Site 1   | B          | Detached      | 1,660       | 4             |
| Site 2   | A          | Detached      | 1,680       | 4             |
| Site 3   | E          | Semi-Detached | 1,405       | 3 Bed + Study |
| Site 4   | E          | Semi-Detached | 1,405       | 3 Bed + Study |
| Site 5   | E          | Semi-Detached | 1,405       | 3 Bed + Study |
| Site 6   | E          | Semi-Detached | 1,405       | 3 Bed + Study |
| Site 7   | A1         | Detached      | 1,680       | 4 Bed         |

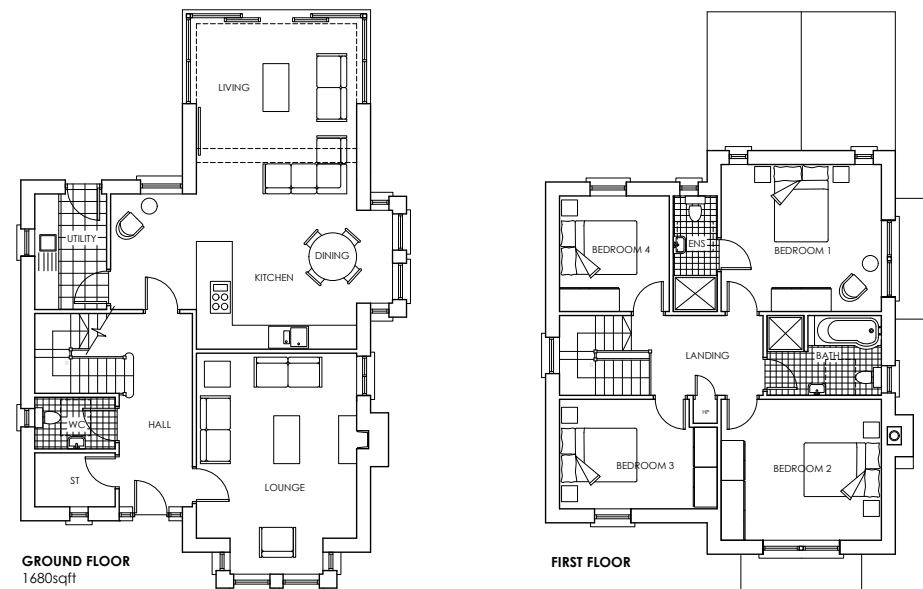
## Type A - Elevations



## Title

We are advised that the property is held on a Long leasehold/effective freehold title.

## Type A - Floorplans For Indicative Purposes Only. Not to Scale.



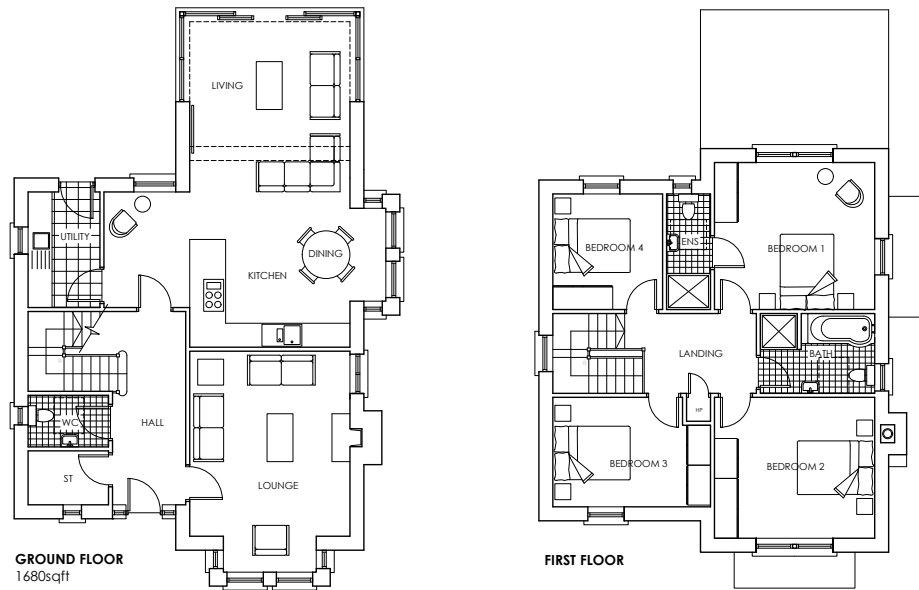
### Type A1 - Elevations



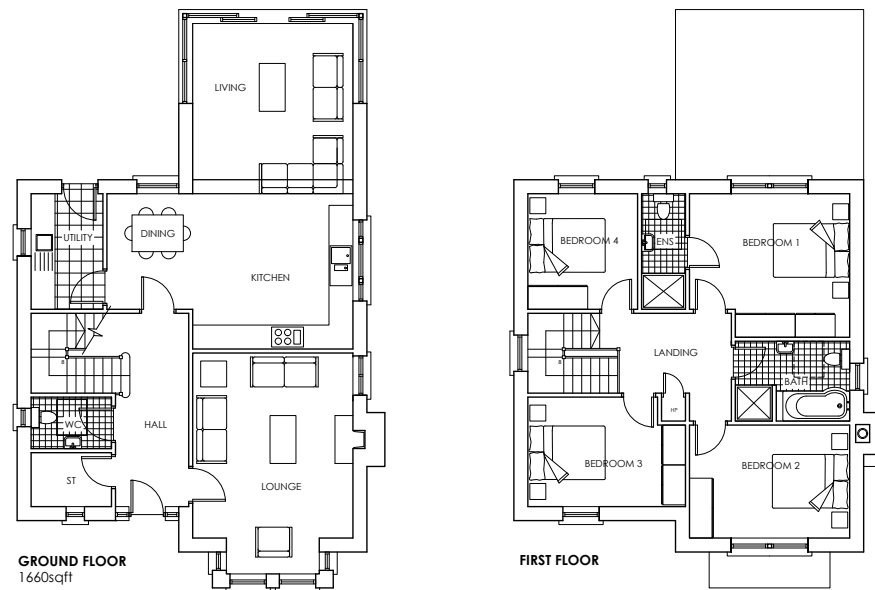
### Type B - Elevations



### Type A1 - Floorplans *For Indicative Purposes Only. Not to Scale.*



### Type B - Floorplans *For Indicative Purposes Only. Not to Scale.*



## Type E - Elevations



## Asking Price

Offers in excess of £700,000

## Stamp Duty

This will be the responsibility of the purchaser.

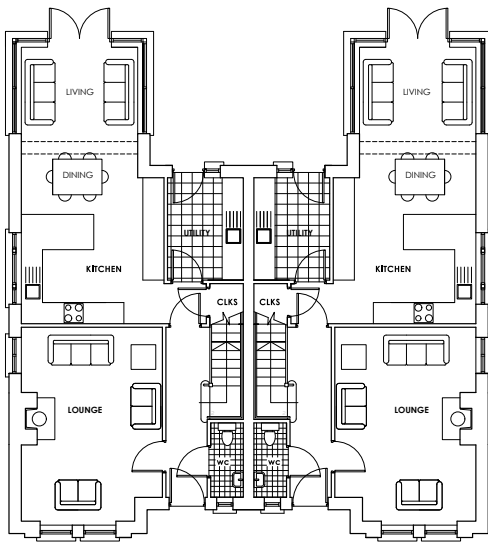


This sale will be conducted using click to purchase. All prospective purchasers should acquaint themselves with the processes involved. Further information can be obtained from Lisney.

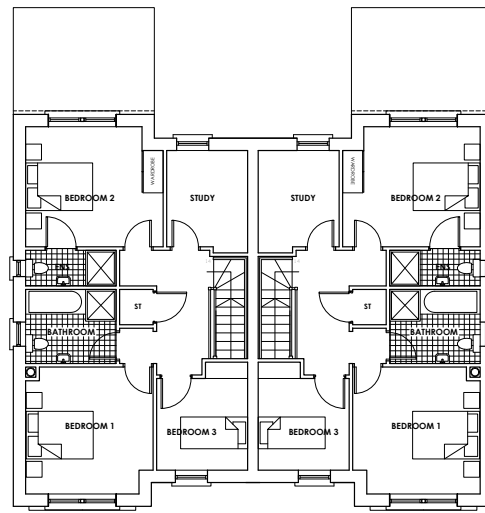
All the title/planning information is available in the data room as part of the Click to Purchase process.

## Type E - Floorplans

*For Indicative Purposes Only. Not to Scale.*



GROUND FLOOR  
FLOOR AREA 1405 SQ.FT



FIRST FLOOR

## Contact

**James Kearney or Declan Flynn**

**028 9050 1501**

**[jkearney@lisney.com](mailto:jkearney@lisney.com)**

**[dflynn@lisney.com](mailto:dflynn@lisney.com)**





## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.