

**FOR SALE**

Extensive Residential / Commercial  
Development Opportunity

21.22 acres (8.59 ha) Comber Road,  
Dundonald, Belfast, BT16 1XB

Millmount Village

Billy Neill Playing Fields

Comber Greenway

A22 - Comber Road

Planning Permission for 119 no. houses  
and commercial park (c. 29,448 sqft)

**Lisney**

INDICATIVE BOUNDARIES







## LOCATION

Located c 5 miles east of Belfast city centre in Dundonald village with strong infrastructure links to major roads, bus routes and the George Best city airport.

The land has an extensive frontage to the north of the A22 Comber Road on the edge of the development limit and is bounded east of Millmount Road, south of the Comber Greenway and west of the Billy Neill playing fields.

Adjoining areas are characterised by a mix of established and new residential development and agricultural lands.

Local amenities nearby include a number of schools, shopping and neighbourhood centres, Dundonald Ice bowl and Eastpoint leisureplex, proximity to Stormont Estate, Ards Peninsula / Strangford Lough.



## DESCRIPTION

Property comprises a large, broadly rectangular, flat, plot of development land totalling c 21.22 acres (8.59 ha) which has received full planning approval for the erection of a mixed type housing development and a commercial park (in 5 blocks).

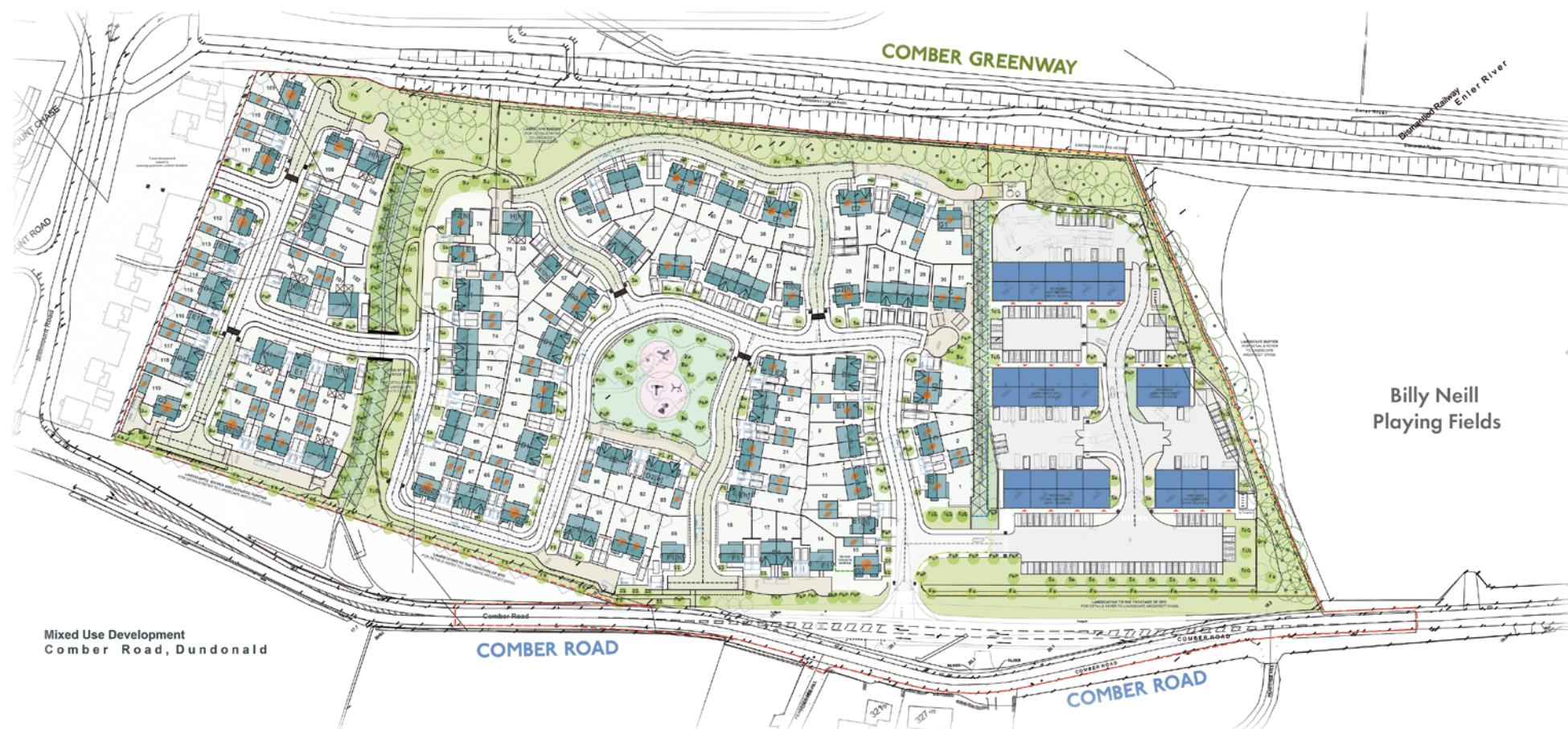


## PLANNING

Reference	Address	Application Type	Decision	Date
LA05/2017/1153/F	Comber Road	Full	Approved	TBC

Approval - Proposed mixed use development comprising housing (119 units) and 18 no. industrial units, c 29,448 sqft (B1b, B1, B2 employment uses) with associated public open space, carriageway improvements, related access improvements, parking and ancillary works. NB this approval is subject to a S76 agreement to secure the delivery of the commercial park linked to house construction milestones being delivered.





## RESIDENTIAL SCHEME (119 NO.)

Detached	A) 3 Bed Units	12 no.
	B) 4 Bed Units	16 no.
Semi Detached	3 Bed Units	76 no.
Town houses	3 Bed Units	15 no.

## COMMERCIAL

Block 1	6,460 sqft	Potential for 4 no. units of 1,636 sqft
Block 2	4,845 sqft	Potential for 3 no. units of 1,636 sqft
Block 3	6,460 sqft	Potential for 4 no. units of 1,636 sqft
Block 4	3,230 sqft	Potential for 2 no. units of 1,636 sqft
Block 5	8,075 sqft	Potential for 5 no. units of 1,636 sqft
Total area		29,448 sqft

Approval includes carriageway improvements, creation of a right turning lane, access from Millmount Road through adjoining lands, link to Comber Greenway, open space and provision of a children's playpark.









Not to scale - For identification purposes only



## TITLE

Understood to be held Freehold (see title map above).

## DATA SITE

Upon signing an NDA access will be provided to our online Dataroom for detailed information.

## PRICE

On application.

## CONTACT

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