

QUEENS  
UNIVERSITY

**Lisney**  
COMMERCIAL REAL ESTATE

MALONE ROAD

ULSTER MUSEUM  
culture & history

The Tropical Ravine

Computer  
Science Building

SUBJECT  
PROPERTY

BOTANIC  
GARDENS

Botanic  
Gardens  
Lush park with  
a Victorian  
glasshouse

QUB David Keir Building

LANDSEER  
STREET

Rose Garden

STRANMILLIS  
ROAD

Botanic Primary  
& Nursery C

**FOR SALE**

**Land at 26-32 Landseer Street, Stranmillis, Belfast BT9 5AL**

**POTENTIAL RESIDENTIAL DEVELOPMENT SITE OF CIRCA 0.25 ACRES IN STRANMILLIS (STPP)**

Stranmillis Evangelical  
Presbyterian Church

Queen's Sport  
Queen's PEC  
Queen's PEC



## FEATURES

Prime land off the Stranmillis Road

Strong residential development potential (STPP)

Just 30 metres from Botanic Gardens & 100 metres from Stranmillis Road

Circa 0.25 acres

### LOCATION

The subject land is located on Landseer Street, just off the Stranmillis Road. The land is a 10 minute drive or 20 minute walk into the City Centre.

This location provides excellent public transport links going both to and from the city centre, with easy access to both the M1 motorway and A24 in close proximity.

The subject area is predominately residential and is known as a location dense with student accommodation and HMO's (Houses of Multiple Occupation).

The Stranmillis Road benefits from many shops, bars and restaurants, along with Botanic Park, Ulster Museum, Queens University and Stranmillis College.

### DESCRIPTION

The subject asset comprises a plot of land circa 0.25 acres on Landseer Street.

We understand the land was previously occupied by terraced dwellings prior to demolition.

The land is flat in topography and is currently laid in a mix of concrete and stone.

The land is bounded by a stone wall to the rear (overlooking Ulster Museum) and bounded by steel palisade fencing on the remaining three sides.

Access to the land is via double vehicular gates at the south western corner.



## ACCOMMODATION

Circa 0.25 acres (0.10 ha)

## PLANNING

There are no current planning permissions on the land, however we are aware of expired planning permission on the land as below;

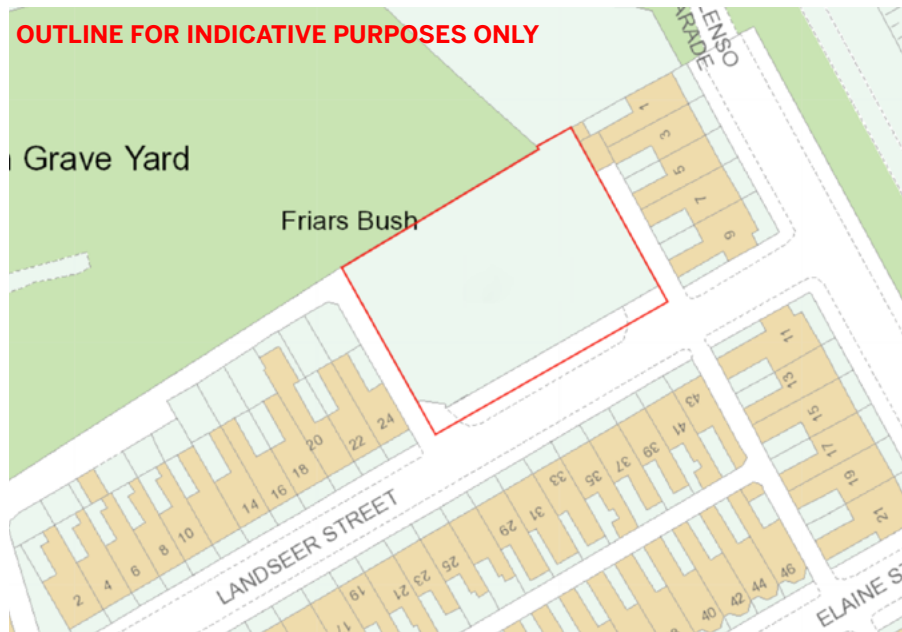
LA04/2016/0622/F - 26-32 Landseer Street Belfast BT9 5AL

- Granted: 19 Apr 2018
- Expires: 30 Apr 2023
- Proposed car park with 34 parking spaces on an asphalt concrete surface. Associated services include car park lighting, CCTV and surface drainage.

Under Draft BMAP 2015 and the unadopted BMAP 2015 we note the following points;

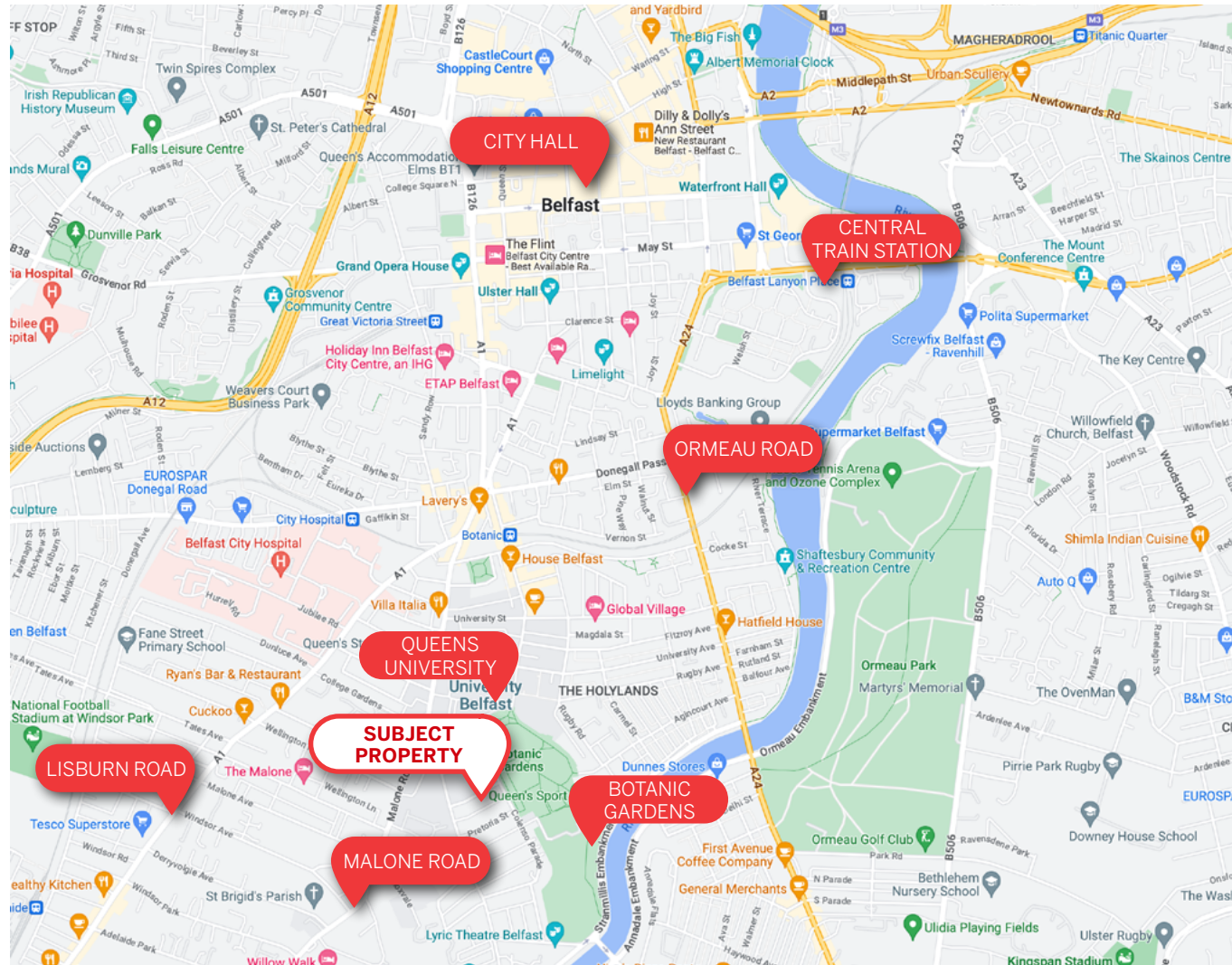
- The land is zoned as white land
- The land is within an Area of Townscape Character under BT072 – Stranmillis Village

We recommend that parties undertake their own research on the planning potential of the land.





## LOCATION



## TITLE

Assumed Freehold or Long Leasehold.

## PRICE

£495,000.

## VAT

We understand there will be no VAT on the sale price.



# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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