

simonBRIEN
RESIDENTIAL

FOR SALE

Site With Full Planning For Detached Dwelling Of c. 2,500 Sq Ft

**20 Knockbracken Road,
Belfast, BT8 6SE**



OUTLINE IS FOR
ILLUSTRATIVE PURPOSES ONLY

Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com

LOCATION

The subject site is exceptionally well located off the main Saintfield Road close to all local amenities within the area, schooling, shopping at Forestside, and transport routes connecting Belfast City Centre and further afield.

DESCRIPTION & PLANNING

The subject site is a cleared site extending to 1.5 acres and has full planning for a detached family home of c. 2,500 Sq Ft. There is also onward development potential (subject to planning permission).

PRICE

Asking Price £595,000

VIEWING

Please go directly to site.

FURTHER INFORMATION

For further information, please contact Mark Leinster in our South Belfast office on 028 9066 8888 or via email - mleinster@simonbrien.com



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA05/2020/0010/F

Date of Application: 7th January 2020

Site of Proposed Development: 20 Knockbracken Road
Belfast
BT8 6SE

Description of Proposal: Proposed replacement dwelling and detached garage, with associated car parking and landscaping

Applicant: _____
Address: _____

Agent: Coogan & Co Architects Ltd
Address: 122 Upper Lisburn Road
Finaghy
Belfast
BT10 0BD

Drawing Ref: 01, 04, 05, 06, 07, 08, 09 and 10

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland)

Application No. LA05/2020/0010/F

LA05



20 KNOCKBRACKEN ROAD, BELFAST -

PROPOSED DWELLING

FRONT ELEVATION

SIDE ELEVATION

COOGAN & CO
ARCHITECTS LTD

122 Upper Lifford Road
Roughy, BT18 8LH Belfast

TEL: 02826 92126
FAX: 02826 92128
WWW.COOGANANDCO.COM

Planning Act
(Northern Ireland) 2011

LCCC
Lurgan & Carrmargaret
City Council

GRANTED
Subject to Conditions (if any)
as set out on

Decision Form No. 19521/18/001/17/...
Date: 16/3/2019

07 JAN 2020
18-228-08

PROJECT TITLE
Residential Development
20 Knockbracken Road
Belfast

DRAWING TITLE
Front / Side
Elevations

SCALE DATE
1:100 04/11/2019

18-228-08

FINISHES:
ROOF: TILED
WALLS: BRICK
SKIN: BRICK
FLOORING: BRICK

PAINTS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

WINDOWS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

DOORS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

20 KNOCKBRACKEN ROAD, BELFAST -

PROPOSED DWELLING

GROUND FLOOR PLAN - 1:100

FIRST FLOOR PLAN - 1:100

Planning Act
(Northern Ireland) 2011

LCCC
Lurgan & Carrmargaret
City Council

GRANTED
Subject to Conditions (if any)
as set out on

Decision Form No. 19521/18/001/17/...
Date: 16/3/2019

07 JAN 2020
18-228-07

PROJECT TITLE
Residential Development
20 Knockbracken Road
Belfast

DRAWING TITLE
Floor Plans

SCALE DATE
1:100 04/11/2019

18-228-07

FINISHES:
ROOF: TILED
WALLS: BRICK
SKIN: BRICK
FLOORING: BRICK

PAINTS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

WINDOWS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

DOORS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

20 KNOCKBRACKEN ROAD, BELFAST -

PROPOSED DWELLING

REAR ELEVATION

SIDE ELEVATION

Planning Act
(Northern Ireland) 2011

LCCC
Lurgan & Carrmargaret
City Council

GRANTED
Subject to Conditions (if any)
as set out on

Decision Form No. 19521/18/001/17/...
Date: 16/3/2019

07 JAN 2020
18-228-09

PROJECT TITLE
Residential Development
20 Knockbracken Road
Belfast

DRAWING TITLE
Rear / Side
Elevations

SCALE DATE
1:100 04/11/2019

18-228-09

FINISHES:
ROOF: TILED
WALLS: BRICK
SKIN: BRICK
FLOORING: BRICK

PAINTS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

WINDOWS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

DOORS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

20 KNOCKBRACKEN ROAD, BELFAST -

PROPOSED DWELLING

FRONT ELEVATION - 1:100

SIDE ELEVATION - 1:100

SIDE ELEVATION - 1:100

REAR ELEVATION - 1:100

GARAGE FLOOR PLAN - 1:100

Planning Act
(Northern Ireland) 2011

LCCC
Lurgan & Carrmargaret
City Council

GRANTED
Subject to Conditions (if any)
as set out on

Decision Form No. 19521/18/001/17/...
Date: 16/3/2019

07 JAN 2020
18-228-10

PROJECT TITLE
Residential Development
20 Knockbracken Road
Belfast

DRAWING TITLE
Garage
Plan/Elevations

SCALE DATE
1:100 04/11/2019

18-228-10

FINISHES:
ROOF: TILED
WALLS: BRICK
SKIN: BRICK
FLOORING: BRICK

PAINTS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

WINDOWS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

DOORS:
FRONT: BRICK
REAR: BRICK
SIDING: BRICK

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/20/SO



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Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

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48 High Street
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T 02890 428989
E holywood@simonbrien.com

East Belfast
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Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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