ULSTER PROPERTY SALES
UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE

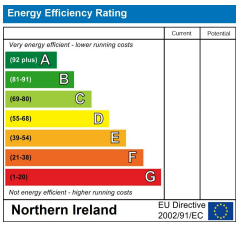
Lands Adjacent to 16 Newforge Grange, Newforge Lane, Belfast, BT9 5NU

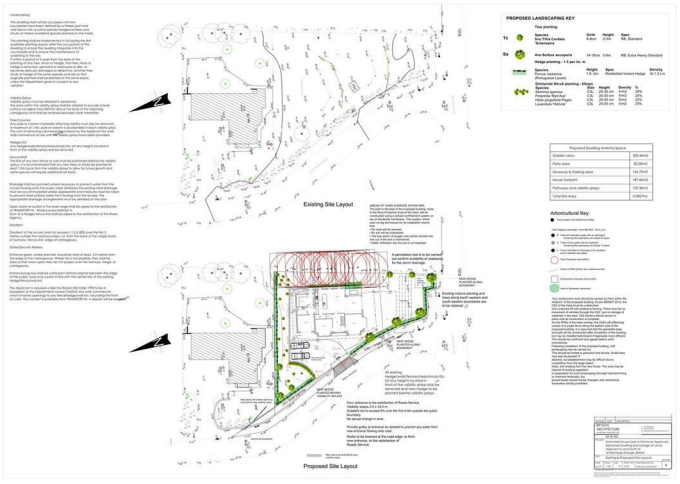
Price Guide £325,000

An exciting opportunity to acquire a residential development site on Newforge Lane, Belfast, with full planning permission for an impressive four-bedroom detached dwelling with attached garage. Planning permission has been granted under LA04/2025/0017/F for an amended house type previously approved under LA04/2020/0022/F, providing an excellent opportunity to create a substantial and thoughtfully designed family residence in this highly regarded residential setting. The proposed accommodation has been carefully designed around modern family living, incorporating four well-proportioned bedrooms, with the principal bedroom benefiting from a private ensuite and dressing room. The ground floor provides an excellent balance of formal and informal living accommodation, featuring two separate reception rooms, together with an impressive open-plan kitchen, living and dining space designed to form the heart of the home. A separate utility room and downstairs WC further enhance the practical layout. Externally, the property benefits from an attached garage, together with private external space with a south facing aspect, creating an attractive and highly desirable proposition for those seeking a substantial new-build family home.

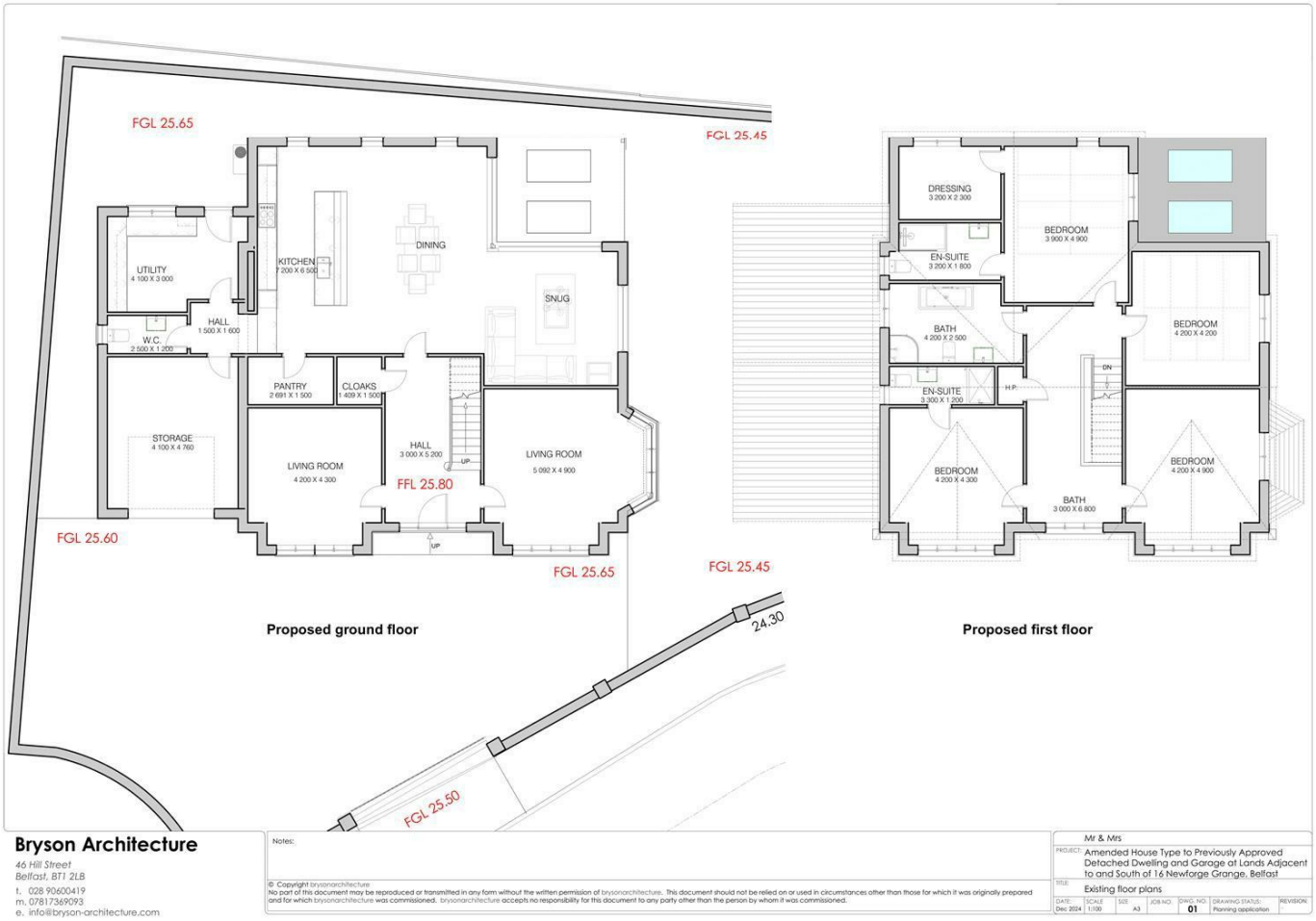
https://planningregister.planningsystemni.gov.uk/application/695491

- Prime Opportunity To Acquire A Residential Development Site In BT9
- Exclusive Residential Location Off Much Sought After Malone Road
- Full Plans And Planning Permissions Available On Request
- Images Provided Are CGI's Of Proposed Dwelling
- Full Planning In Place For A Residential Dwelling With Attached Garage
- Proposed Dwelling Will Comprise 4 Beds (Master With Ensuite & Dressing), 2 Receptions & Open Plan Kitchen / Living / Dining
- Close To Host Of Amenities, Schools And Transport Networks




PROPOSED LANDSCAPING KEY
Existing Site Layout
Proposed Site Layout
Arboricultural Key:

Floor Plan



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Notes:

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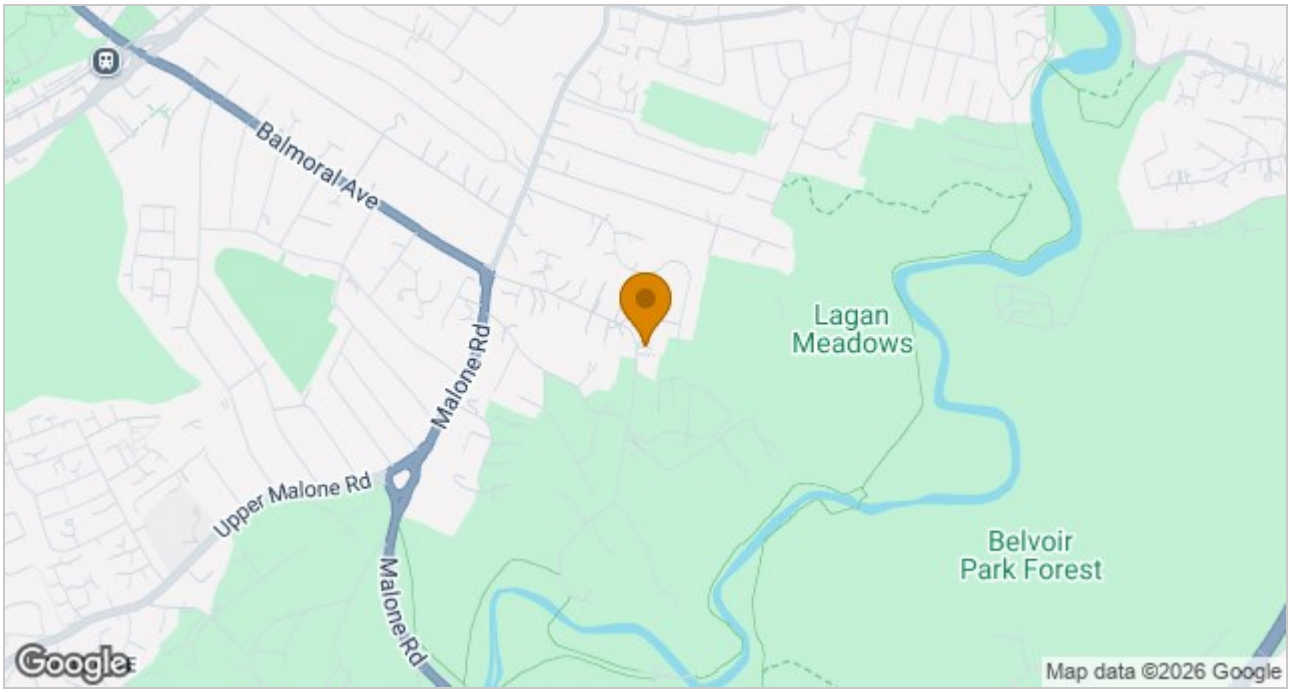
Mr & Mrs

PROJECT: Amended House Type to Previously Approved Detached Dwelling and Garage at Lands Adjacent to and South of 16 Newforge Grange, Belfast

TITLE: Existing floor plans

DATE	SCALE	SIZE	JOB NO.	DWG. NO.	DRAWING STATUS	REVISION
Dec 2024	1:100	A3		01	Planning application	

Area Map



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