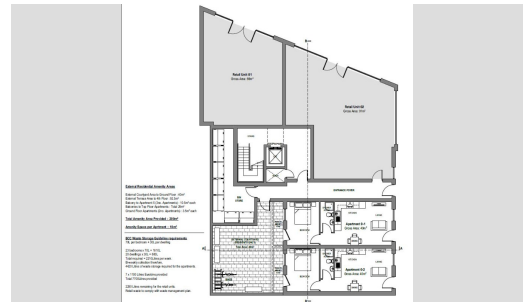
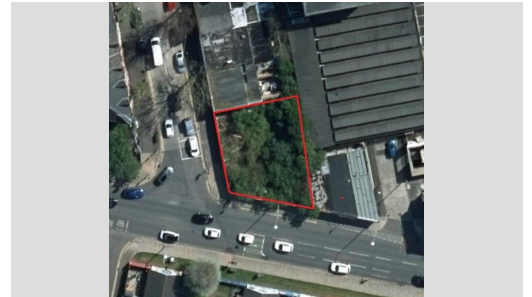


**CPS Property  
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## **Dev Site, Newtownards Rd & Templemore Avenue, Belfast**

**Starting Bid: £525,000.00**



For sale by CPS Property, Belfast via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](#). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market this excellent corner development site circa 0.1 Acres with full planning permission; offering a great opportunity for the construction of 20x Apartments and 2x Retail Units located in East Belfast.

### **LOCATION**

This prominent site is located on the corner of the main Newtownards Road and Templemore Avenue; accessed off Bridge End and Upper Newtownards Road of East Belfast. The site is situated with ease of access to local transport networks and being in close proximity of 1.6 miles to Belfast City Centre

### **DESCRIPTION**

The Land at the junction of Newtownards Road and Templemore Avenue comprises a corner

site of circa 0.1 acres with full planning permission for;  
17x One Bedroom Apartments.  
3x Two Bedroom Apartments.  
2x Ground Floor Retail Units.

The proposed building will be five storeys in height and feature a rear courtyard, bin store, and a roof terrace on the fourth floor.

Planning Reference - LA04/2020/1363/F - Planning pack available upon request

#### SERVICES & CONNECTIONS

As per the planning documents; there are no sewage and water related conditions. In the NI Water consultation, the response states 'there are foul and storm within 20m of the site'.

It has been noted and confirmed by NI Water that 'NI Water have a duty to connect foul and storm to the site into the existing NI Water infrastructure'

It has been further acknowledged that there will be a requirement to restrict storm run-off from the site to the equivalent of greenfield run-off in accordance with current standards.

TO VIEW OR MAKE A MAKE Contact CPS Property, Belfast or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

### Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.