

## **Development Site 668 Springfield Road, Belfast** **Starting Bid: £295,000.00**



For sale by CPS Property 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](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

An excellent opportunity to acquire a ready-to-go residential development site extending to approximately 0.17 acres, benefiting from full approved planning permission for the development of 12 apartments arranged across three storeys.

Located within a well-established residential area of West Belfast, the scheme comprises two purpose-built apartment blocks designed to deliver a high-quality and modern residential development. The location offers excellent convenience to a wide range of local amenities along the Springfield Road, including shops, cafés, restaurants, schools, and public transport links, while also providing straightforward access to Belfast City Centre.

Importantly, works have already commenced on site and a CLEUD (Certificate of Lawful Existing Use or Development) is in place, offering additional certainty and significantly reducing development risk for any incoming purchaser. This presents a rare opportunity to complete an already established housing scheme with reduced lead-in times and lower

initial construction costs.

The approved plans provide well-considered accommodation with bright open-plan living spaces, practical layouts, and a contemporary architectural design that integrates well within the surrounding streetscape.

The development has been carefully designed with a strong emphasis on functionality, efficient circulation, and modern living standards. The contemporary pitched roof design, incorporating rooflight features, further enhances the overall appearance and practicality of the scheme while ensuring it sits comfortably within the surrounding area.

Opportunities to acquire fully approved development sites in this part of Belfast are increasingly limited and are expected to generate strong interest from developers, investors, and housing providers alike.

### Key Features

Development site extending to approximately 0.17 acres

Full approved planning permission for 12 apartments

Two purpose-built apartment blocks over three storeys

Works already commenced with CLEUD in place

Reduced development risk and shorter lead-in time

Modern, well-designed apartment scheme

Excellent West Belfast location close to local amenities

Strong transport links to Belfast City Centre

Rare ready-to-go development opportunity

TO VIEW OR MAKE A BID Contact CPS Property 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 firm's 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. iam sold 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.