

**RODGERS
&
BROWNE**

Development Site At 25 Palmerston Road,
East Belfast, BT4 1QB



offers around £169,950

SALE AGREED

RESIDENTIAL DEVELOPMENT SITE

- ◆ Full planning permission granted for 6 Apartments
- ◆ All connections confirmed including Article 161
 - ◆ Ready to be built with no delay



The Agent's Perspective...

"A rare opportunity to purchase a ready to go development site for 6, two-bedroom apartments. The scheme has had all the connections confirmed including Article 161.

The scheme is ideally suited to first time buyers and those wishing to remain in the area but downsize.

Belmont village, Connswater Shopping Complex, The George Best City Airport and links to Belfast City Centre are all on the doorstep."

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Apartment development site with full planning permission granted for 6 units

Design by Ian Gibson Architects

Planning approval LA04/2020/1798/F

Services have been brought to the site for connection including Main Sewer, Water, Telecoms and Electric

Each apartment benefits from having two bedrooms

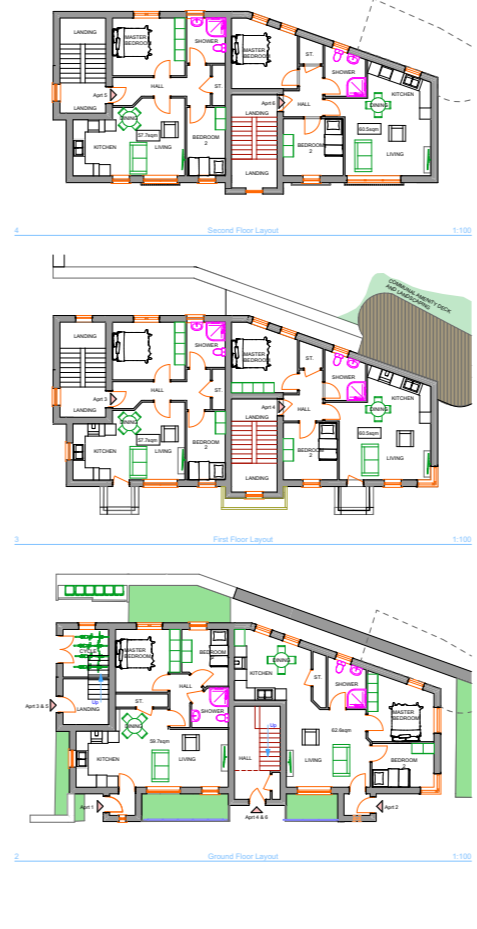
Perfectly located to Belmont Village

Private parking for each apartment

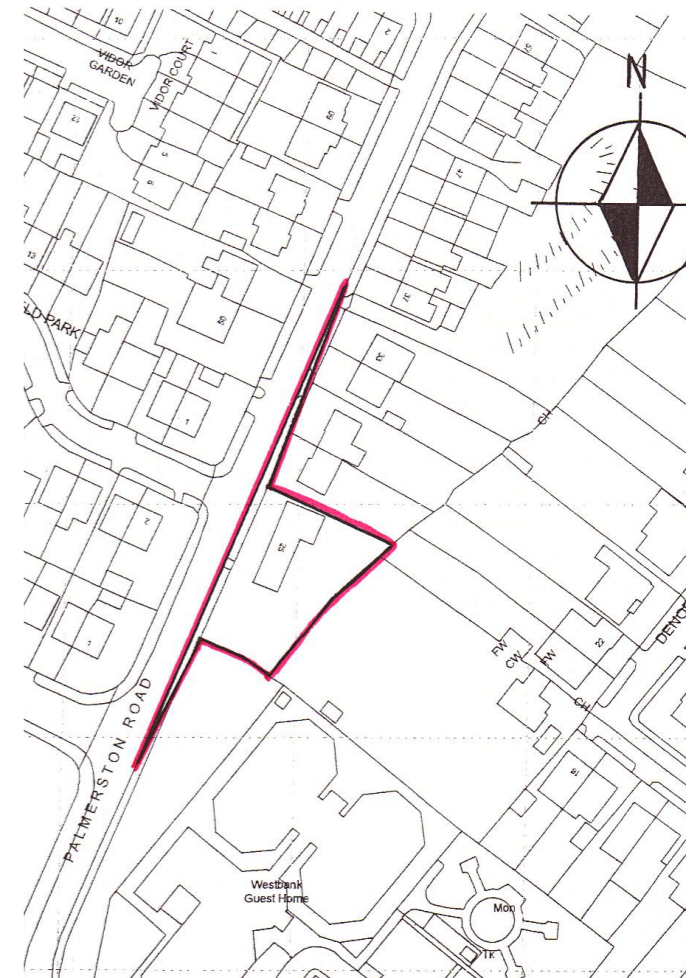
The apartments range in size from 660 sqft to 715 sqft

Belfast City Centre is 3 miles from the site and The George Best City Airport is 2 miles away

A Schedule of accomadation and pricing is available on request



LAN GIBSON ARCHITECT
 80 COMBER ROAD, KILLINCHY
 BT23 6PF
 Phone \ Fax : 028 97543263
 email : info@igarchitect.com



Proposed Shrubs and Tree Planting to be carried out in the first planting season following completion of the site works.

All trees to be in accordance with BS3333: Part 1 (1990) and BS4420: 1926 (1979) and AMD 9300 (1972) and BS5837: 1981.

Shrubs and Trees that fail to establish during their first growing season must be replaced with healthy stock. All trees to be staked and tied. The planting is to be handed over after the first growing season.

Inorganic fertilizer at the rate of 30g/m² is to be applied at time of planting and an organic mulch is to be applied to a depth of 50 mm and applied to not during planting operations. All areas to be maintained until the first growing season prior to handover.

Topsoil depth to be 300mm for planting areas and 150mm for grassing areas.

Establishment Maintenance

All planted areas are to be checked on a monthly basis. Operations to include weed firing tree stake and tie, checking, litter lifting, weeding and spot treating with insecticide to control weeds.

Existing Topsoil

All topsoil to be stripped shall be stored in separate piles independent of subsoil. Location to be agreed with the landscape architect and unnecessary transport across areas to be stripped shall be avoided.

Imported Fill

Ground works to BS4420: 1926 (1979); AMD(150)

Fill, including mounds shall be subsoil, free from lumps or rubbish and shall be approved by the landscape architect before filling operations shall begin. Layers to be thoroughly consolidated not exceeding 150mm thickness. All grading of boundaries to be completed in suitable weather conditions to avoid over compaction and to suitable concave/convex profiles.

Imported Topsoil

Topsoil to be to BS3052: 1963 (1979)

Topsoil to be good quality medium loam, free from all pernicious weeds and roots, with a stone content no more than 20% by dry weight and not greater than 50mm diameter.

Danks and grading

Recommendations for grading to be in accordance with BS5031.

Tree Guards

All tree whips and cankers to be protected using tree tubes as per manufacturer's specification.

WOODLAND MIX LEGEND
 New Tree Planting To Be An Even Mixture Of Birch, Beech, Pine And Maple, Planted At 2-3m Cts. & 2.5 m high

SHRUB PLANTING LEGEND
 Shrubs Such As Cotoneaster spp., Euonymus spp and Mahoe spp. Etc. To Be Planted In Random Beds In An Even Mixture At A Density Of 5/m². Planting To Take Place During The First Available Planting Season After The Commencement Of Building Works. Any Trees Or Shrubs Dying Within 5 Years Must Be Replaced.

PROPOSED HEAVY STANDARD TREE AS PER PREVIOUS PLANNING APPROVAL

PROPOSED APARTMENT DEVELOPMENT AT 25 PALMERSTON ROAD BELFAST

PROJECT No. 333-PO 4
 DRAWING TITLE
PROPOSED LANDSCAPE PLAN

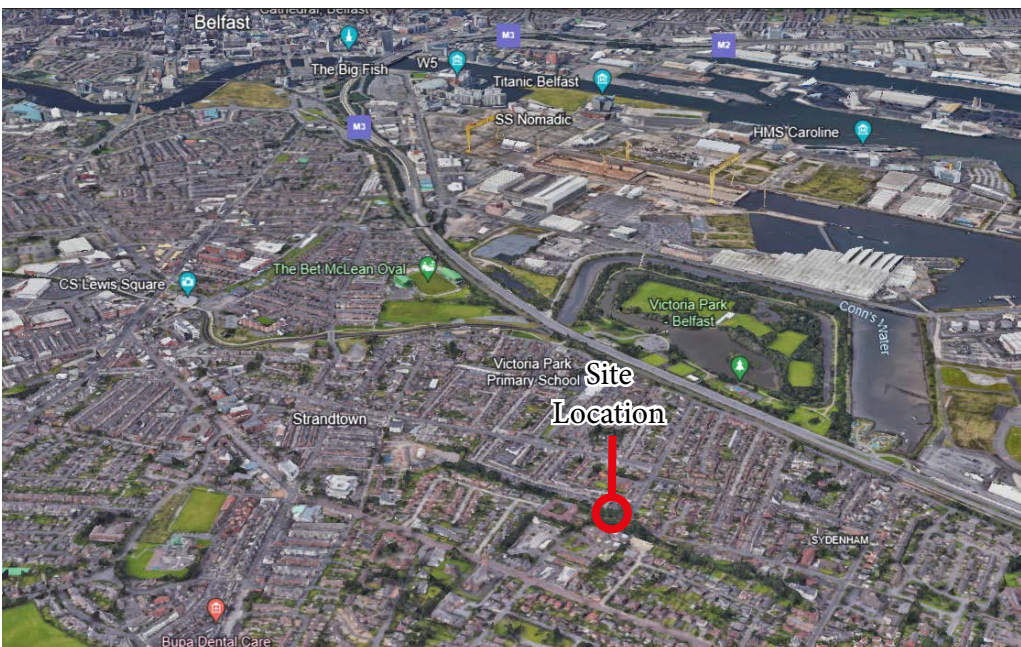
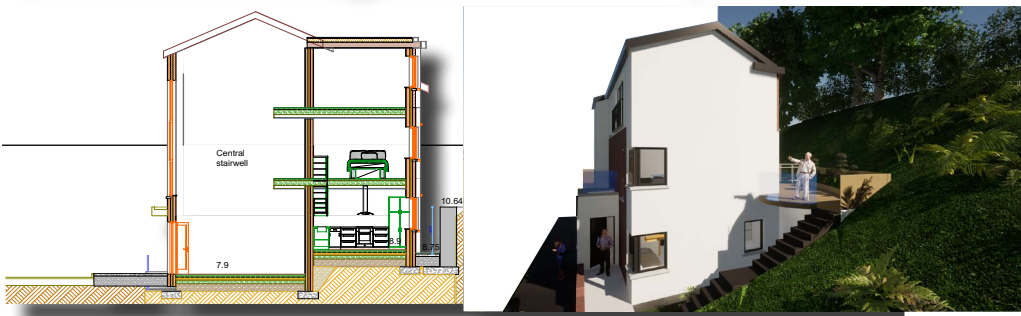
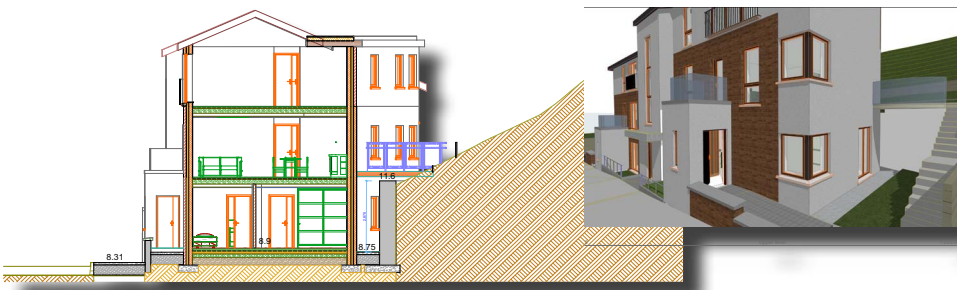
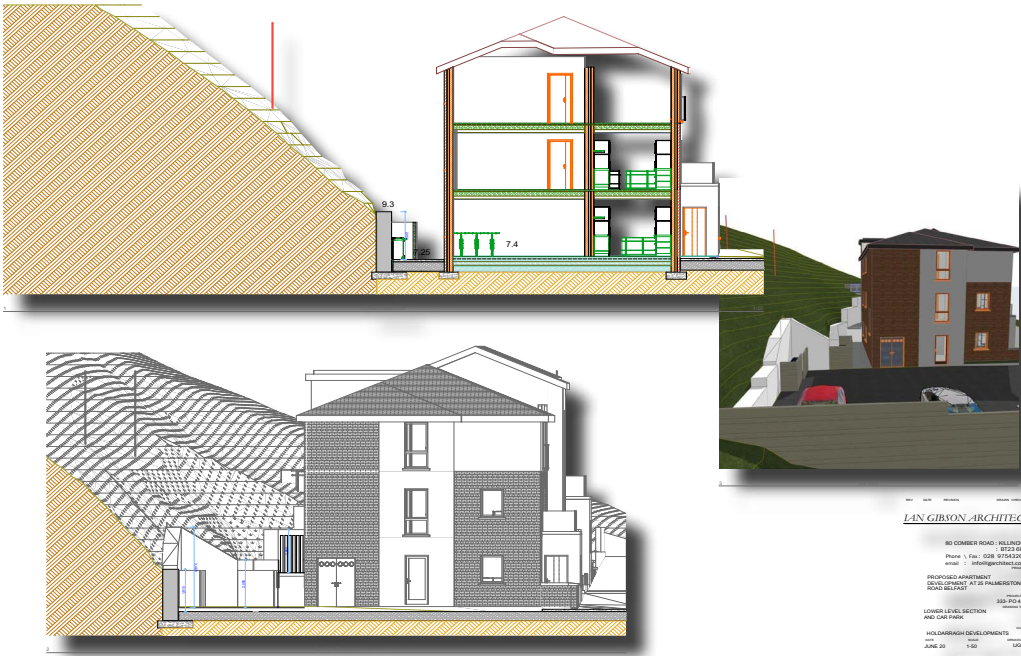
REV DATE REVISION DRAWN CHECKED
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 email : info@igarchitect.com

DATE SCALE DRAWN BY
 JUNE 20 1-200 @ A3 IJG

CLIENT
 PROJECT No. 333-PO 2
 DRAWING TITLE

MAINTANANCE OF IMPLEMENTED LANDSCAPE DESIGN TO BE THE RESPONSIBILITY OF THE APARTMENT MANAGEMENT COMPANY





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