



For identification purposes only

**FOR SALE** Agricultural Lands of c. 9 acres Immediately Adjoining  
The Glen Road Development Framework Area

**Lands at Upper Springfield Road, Belfast**



# LOCATION

Belfast is the largest urban settlement in Northern Ireland, having a population of 614,000 within its metropolitan area. The subject is located on the Upper Springfield Road, on the slope of Divis and Black Mountain on the western periphery of Belfast City with panoramic views over Lagan Valley. The lands provide good connections to the Monagh Bypass and onto the city centre at Broadway roundabout and to the wider motorway network via Kennedy Way and Stockmans Lane.

# DESCRIPTION

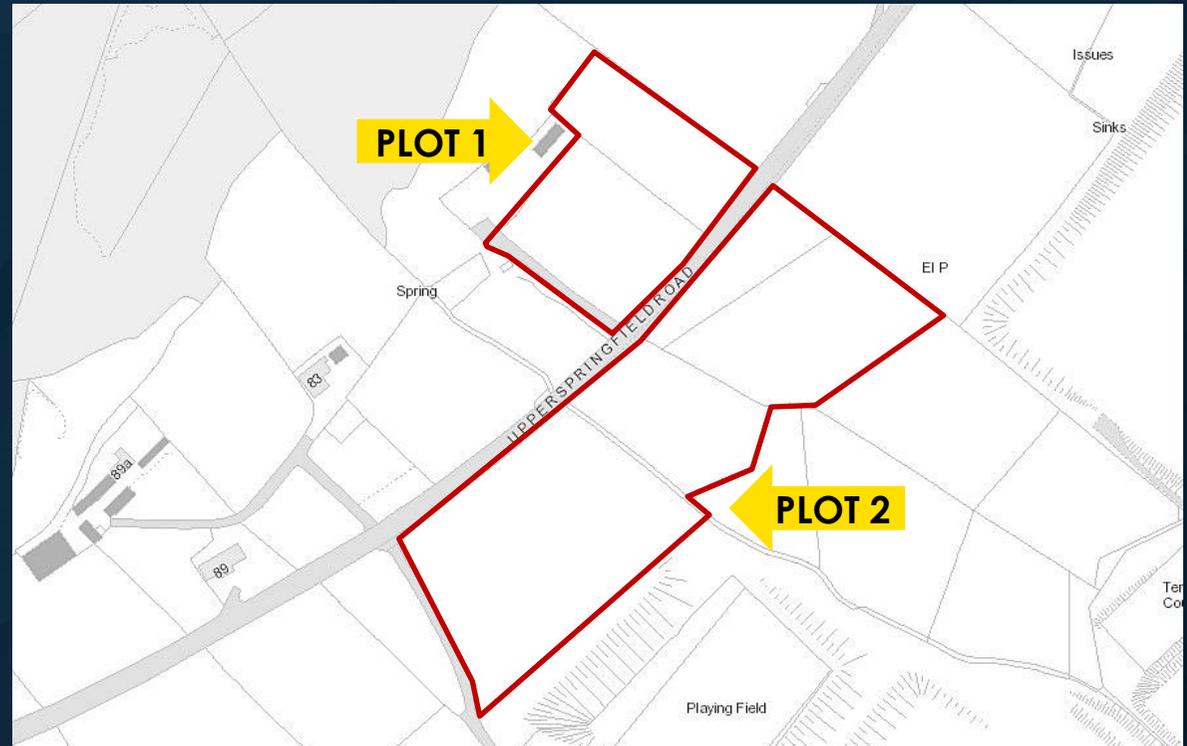
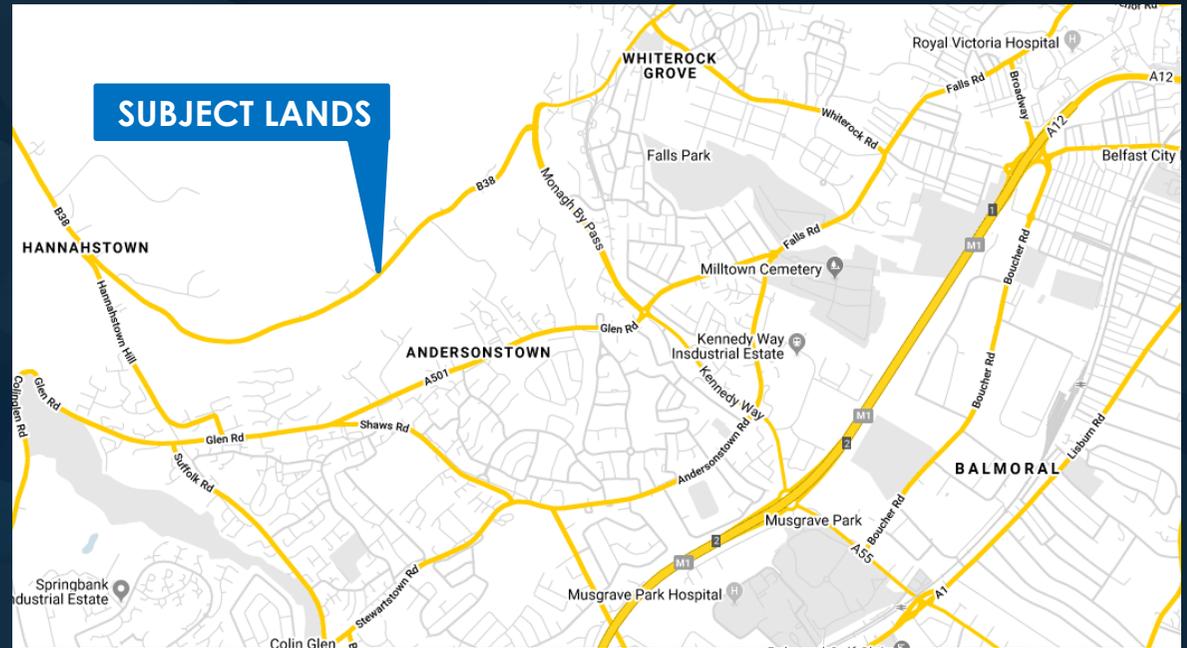
The subject lands, which extend to c. 9 acres, are located on opposite sides of the Upper Springfield Road in close proximity to Monagh Bypass, c. 4.3 miles from Belfast city centre. The lands are of an upwards sloping topography and are laid in grass and shrubbery with tree-lined boundaries.

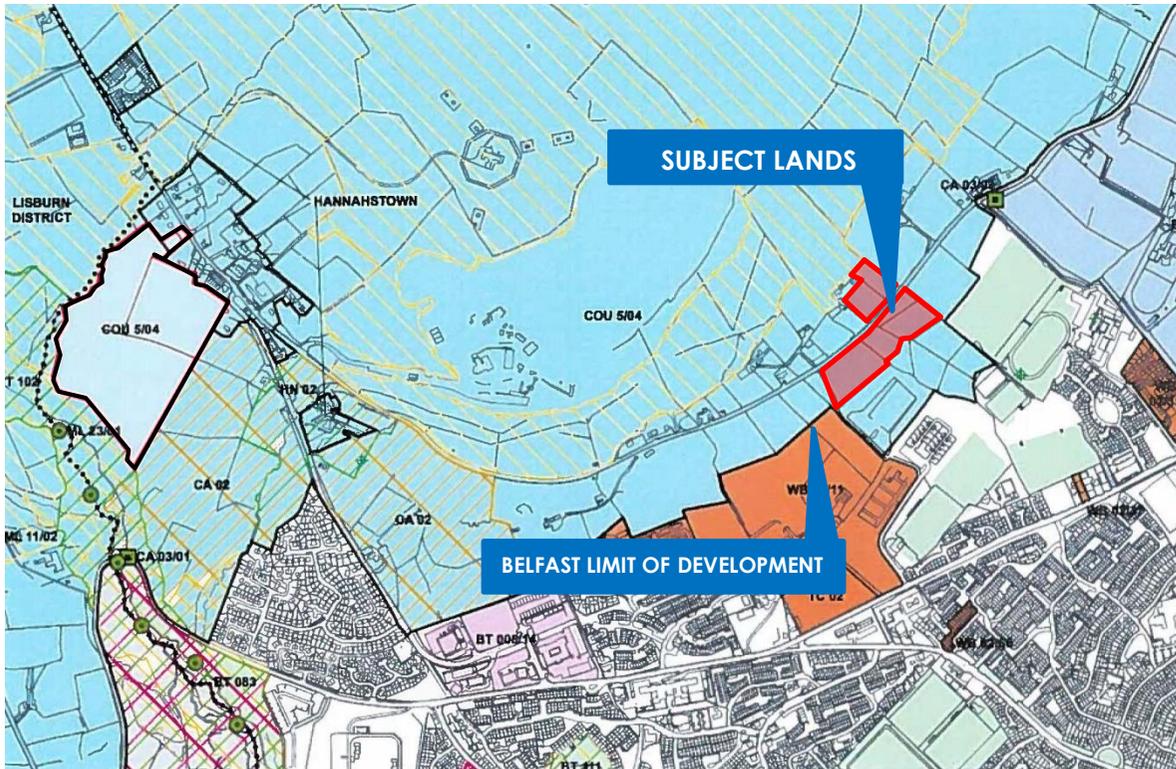
# DEVELOPMENT FRAMEWORK

The subject lands are immediately adjoining lands contained within the Glen Road Development Framework. The 'Glen 10' Framework seeks to extend the limit of development between Glen Road and Upper Springfield Road in order to meet the needs of the local community in terms of housing, employment and infrastructure – Further details on request.

# SITE AREA

DESCRIPTION	AREAS	
PLOT 1	c. 2.5 acres	1.01 ha
PLOT 2	c. 6.5 acres	2.63 ha





OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# SALES DETAILS

**PRICE:** On Application  
**TITLE:** Assumed freehold

# VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be payable

# FURTHER DETAILS

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Our Ref: AMcK/JP/8305

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.