

# FOR SALE

## PRIME RESIDENTIAL DEVELOPMENT SITE

### Lands at the Former St. Clements Retreat, Antrim Road, Belfast

*Site area approximately 11.54 Acres (4.67 Ha) with the benefit  
of Full Planning Permission for 64 No. dwellings*



**simonBRIEN**  
RESIDENTIAL

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## INTRODUCTION

We are offering for sale the lands at the former St. Clement's Retreat, Antrim Road, Belfast on behalf of our Client The Redemptorist Community. The area for sale extends to approximately 11.54 acres (4.67 Ha) with the benefit of Full Planning Permission for residential development and ancillary works being 64 no. residential units including Detached, Semi-Detached, Bungalow and Apartment units offering a range of 2, 3 and 4 bedroom dwellings.



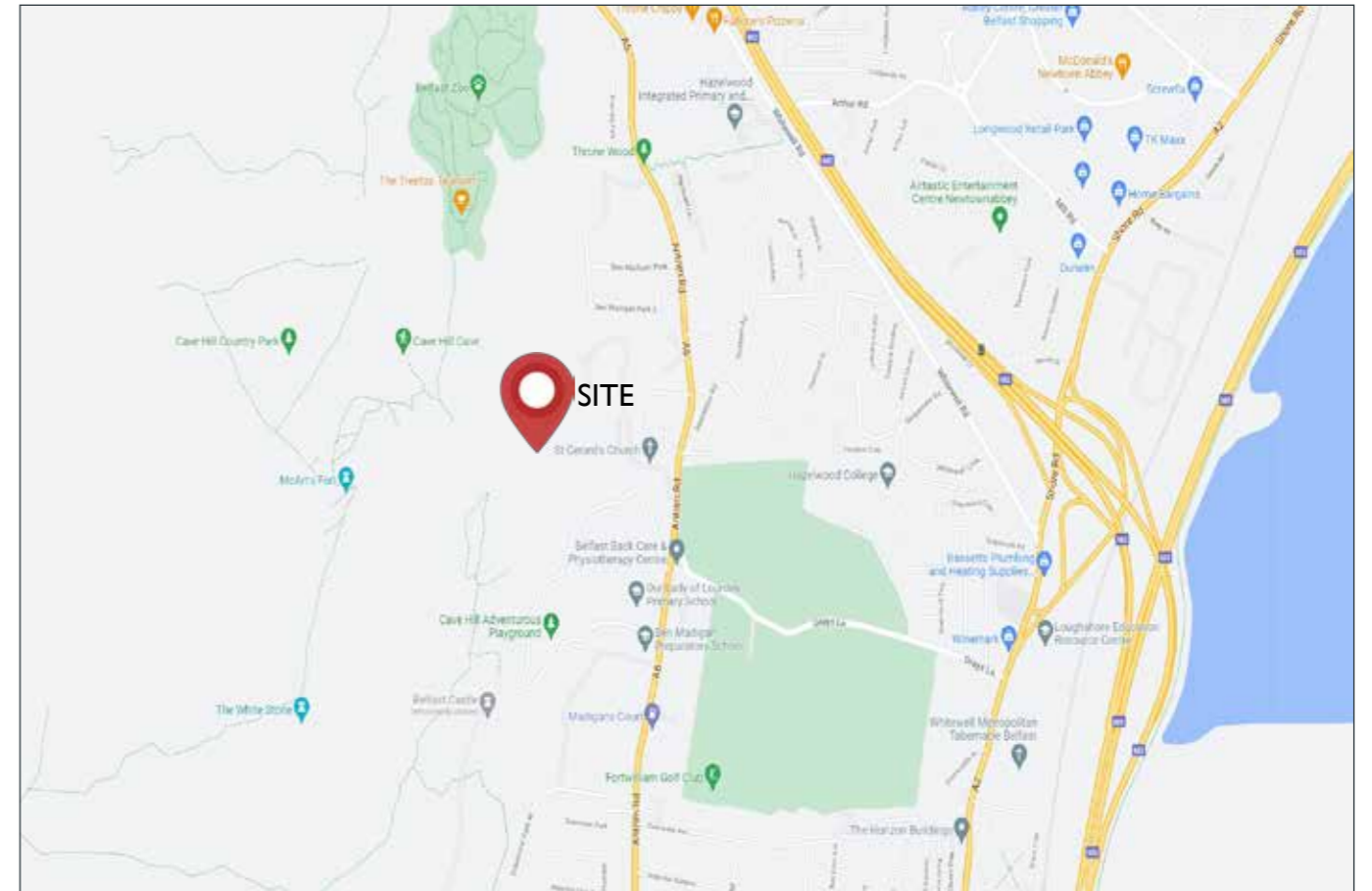
The site enjoys a prominent, elevated position on the foothill of the iconic landmark of Cave Hill offering the opportunity for a residential development within a mature sylvan setting. The location offers panoramic views over Belfast Lough to the east, Carnmoney Hill to the north and Cave Hill to the west with Belfast Castle and City Centre to the south. The proposed development site has been tailored to maximise these natural assets for the benefit of future residents.

The site topography rises from the Antrim Road in a westerly direction and through the development site to meet the foot of Cave Hill's eastern face. The brownfield site was home to the former St. Clement's Retreat and associated convent buildings which have now been demolished.

Our clients entire land holdings at this location extend to approximately 31 acres (12.57 Ha) and includes The St. Gerard's RC Church, St. Gerard's Community Hall, St. Gerard's Presbytery and additional lands, all of which will be retained by The Redemptorist Community and are not included in this sale.

The proposed site access is off the Antrim Road via the St. Gerard's RC Church grounds to the former Retreat site. The existing access provisions will need to be upgraded to facilitate residential development as per the planning permission. Existing and future access provisions should also be accommodated to all retained land and buildings.

The site is located in a prime residential area. The majority of housing in the area dates from the early 20th century comprising predominantly of Victorian, Edwardian and Tudor style Semi-Detached and Detached homes. There is existing residential development along the northern and eastern boundaries of the site.



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## LOCATION

The former St. Clement's Retreat site is situated within the Local Government District of Belfast, c. 4 miles to the north of Belfast City centre, located off the Antrim Road (A6). Antrim Road provides good access to the M2 and wider motorway infrastructure, bus network, city centre and George Best Belfast City airport.

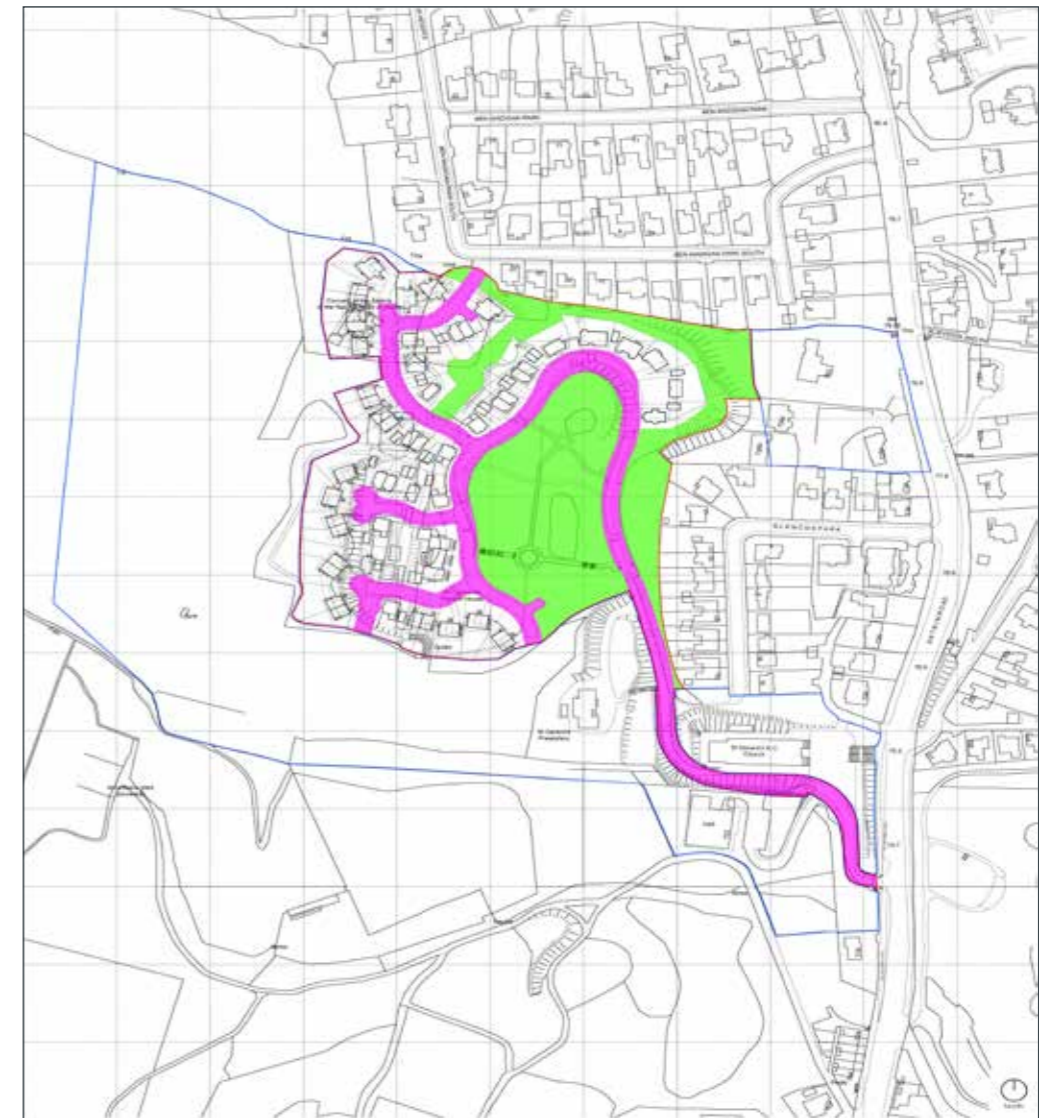
The subject land is situated to the north west of St. Gerard's RC Church, which is located at 722 Antrim Road in the Cave Hill / Ben Madigan area of North Belfast. Access from the Antrim Road is currently via a private road serving the Church, Community Hall, Presbytery and The former Retreat buildings.

Cave Hill Country Park, Fortwilliam Golf Club and a number of local sports pitches nearby offer a selection of recreation facilities. Belfast Zoo and the historic Belfast Castle along with its extensive grounds are in close proximity. There are a number of Churches of many dominations nearby and the site is within the catchment area for a number of leading Primary, Secondary, and Grammar Schools.



Proximity of the subject site to a range of locations and amenities:

Belfast City Centre	Approx. 3.9 miles
Belfast International Airport	Approx. 14.5 miles
George Best Belfast City Airport	Approx. 6.5 miles
Templepatrick	Approx. 9.5 miles
Carrickfergus	Approx. 7.7 miles
Mallusk	Approx. 3.5 miles
Whiteabbey	Approx. 2.9 miles
Glengormley	Approx. 2.7 miles
Belfast Zoo	Approx. 0.9 miles
Belfast Castle	Approx. 0.7 miles
Cave Hill Country Park	Approx. 0.4 miles
Fortwilliam Golf Club	Approx. 0.6 miles



# PLANNING

## Full Planning Permission was granted for residential development on the 5th February 2015

- Application no. Z/2010/0523/F - For a Residential development and ancillary works (64 no. units including Detached, Semi-Detached and Apartments).

## The Certificate of Lawfulness of proposed use or development was granted on the 8th June 2020

- Completion of 64 residential units in accordance with planning permission LA04/2019/0062/F; having secured planning permission under LA04/2017/0882/F and LA04/2019/0062/F for the variation of conditions 17 and 19 attached to Z/2010/0523/F, and associated non material change approvals and discharge of planning conditions related to Z/2010/0523/F.

The table below sets out the approved accommodation relating to the planning permission.

UNIT NO.	UNIT TYPE	DESCRIPTION	NO. OF BEDS	SQ. FT. (EX GARAGE)
1	C1	Detached Gate Lodge	4	1,825
2	C15	Detached	4	1,493
3	C2.1	Detached Plus Integral Garage	4	1,471
5	C3.1	Detached	4	1,976
6	C19	Detached Bungalow	3	1,334
7	C15	2 Storey Detached	4	1,493
8	C4.2 (B)	Semi-Detached	3	1,116
9	C4.2 (A)	Semi-Detached	3	1,165
10	C4.1 (B)	Semi-Detached	3	1,116
11	C4.1 (A)	Semi-Detached	3	1,165
12	C7.2	Detached Plus Sun Room	3 + Study	1,366
13	C4d	Detached	3	1,211
14	C4.5 (B)	Semi-Detached	3	1,116
15	C4.5 (A)	Semi-Detached	3	1,165
16	C7.2	Detached Plus Sun Room	3 + Study	1,366
17	C4.4 (A)	Semi-Detached	3	1,165
18	C4.4 (B)	Semi-Detached	3	1,116
19	B2	Detached Bungalow	3	1,182
20	B1	Detached Bungalow With Basement Garage & Utility	3	1,182
21	B1	Detached Bungalow With Basement Garage & Utility	3	1,182
22	B1	Detached Bungalow With Basement Garage & Utility	3	1,182

UNIT NO.	UNIT TYPE	DESCRIPTION	NO. OF BEDS	SQ. FT. (EX GARAGE)
23	C14	Semi-Detached Plus Integral Garage	3	1,299
24	C14	Semi-Detached Plus Integral Garage	3	1,299
25	C17	Semi-Detached Plus Integral Garage	4	1,653
26	C17	Semi-Detached Plus Integral Garage	4	1,653
27	C13	Detached Plus Integral Garage	4	1,991
28	C14	Semi-Detached Plus Integral Garage	3	1,299
29	C14	Semi-Detached Plus Integral Garage	3	1,299
30	C17	Semi-Detached Plus Integral Garage	4	1,653
31	C17	Semi-Detached Plus Integral Garage	4	1,653
32	C4.3 (A)	Semi-Detached	3	1,165
33	C4.3 (B)	Semi-Detached	3	1,116
34	C7.1	Detached Plus Sun Room	3 + Study	1,366
35	C7.1h	Detached Plus Sun Room	3 + Study	1,366
36	C4d	Detached	3	1,211
37	C4.6 (B)	Semi-Detached	3	1,116
38	C4.6 (A)	Semi-Detached	3	1,165
39	C13	Detached Plus Integral Garage	4	1,991
40	C13	Detached Plus Integral Garage	4	1,991
41	C14	Semi-Detached Plus Integral Garage	3	1,299
42	C14	Semi-Detached Plus Integral Garage	3	1,299
43	C7.1h	Detached Plus Sun Room	3 + Study	1,366
44	C10 (E)	GF/FF Duplex Apartment	2	872
45	C10 (D)	GF Apartment	2	885
46	C10 (C)	GF Apartment	2	911
47	C10 (B)	GF Apartment	2	885
48	C10 (H)	FF Apartment	2	885
49	C10 (G)	FF Apartment	2	911
50	C10 (F)	FF Apartment	2	885

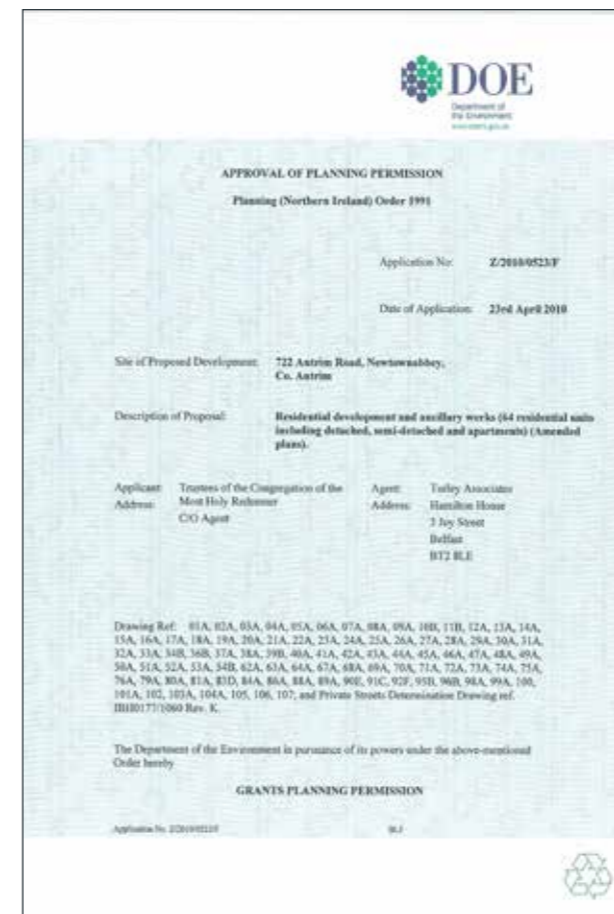
UNIT NO.	UNIT TYPE	DESCRIPTION	NO. OF BEDS	SQ. FT. (EX GARAGE)
51	C10 (K)	SF Apartment	2	840
52	C10 (J)	SF Apartment	2	911
53	C10 (I)	SF Apartment	2	840
54	C10 (A)	GF/FF Duplex Apartment	2	872
55	C4d	Detached	3	1,211
56	C17	Semi-Detached Plus Integral Garage	4	1,653
57	C17	Semi-Detached Plus Integral Garage	4	1,653
58	C14	Semi-Detached Plus Integral Garage	3	1,299
59	C14	Semi-Detached Plus Integral Garage	3	1,299
60	C7.1h	Detached Plus Sun Room	3 + Study	1,366
61	C14	Semi-Detached Plus Integral Garage	3	1,299
62	C14	Semi-Detached Plus Integral Garage	3	1,299
63	C13	Detached Plus Integral Garage	4	1,991
64	C13	Detached Plus Integral Garage	4	1,991
65	C13	Detached Plus Integral Garage	4	1,991

## HOUSING MIX SUMMARY

HOUSE TYPE	TOTAL NO. OF DWELLINGS	PERCENTAGE OF MIX (%)
Detached	20	31
Semi-Detached	28	44
Apartments	11	17
Bungalows	5	8
<b>TOTAL</b>	<b>64</b>	<b>100</b>

We understand that the planning permissions allow for a comprehensive range of house types, including 2 bed Apartments, 3 bed Bungalows, 3 and 4 bed Semi-Detached and Detached dwellings.

Based on the approved site layout the total available site accommodation comprises **84,438 sq ft excluding garages**.



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## ROADS & SERVICES

The proposed development will require the existing access provisions to be upgraded to facilitate residential development as per the approved planning permission. Existing and future access provisions and services should be provided to all retained land and buildings.

Planning permission and the approved documents are available in the Data Room.

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## TENURE

The site is for sale freehold with vacant possession on completion. The lands being sold are the subject of the planning permissions, being part of the lands comprised in Land Registry folio AN138906 County Antrim. A copy of the Land Registry map showing the legal boundaries of the folio edged in red is available in the Data Room.

*For further information relating to title, please contact:*



40 Linenhall Street  
Belfast  
BT2 8BA

Contact: Leo Brown  
Tel: 028 9024 5034  
Email: Leo.Brown@edglegal.com

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## TERMS OF SALE

The Lands are being offered for sale by Formal Tender.

We have been retained by The Redemptorist Community to invite proposals from interested parties for either:

### 1. OUTRIGHT SALE OF THE SITE

### 2. A SITE FINE DEVELOPMENT BRIEF

The Redemptorist Community and its agents are not obliged to accept the highest offer, or indeed any offer for either an outright sale or site fine proposal. All of the criteria detailed on pages 12-14 of these particulars must be completed and will form the basis of the selection of the preferred purchaser / developer.

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## DATE FOR SUBMISSIONS OF OFFERS / SITE FINE DEVELOPMENT PROPOSALS

Offers / Site Fine development proposals must be submitted on or before **12:00 noon on Thursday 27th January 2022**, and must be addressed to Simon Brien at Simon Brien Residential, 525 Lisburn Road, Belfast, BT9 7GQ, and must include all information outlined in the Terms of Sale.

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## CRITERIA REQUIRED FROM INTERESTED PARTIES

### 1. OUTRIGHT SALE OF SITE

- Name of purchaser
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer. Completion shall be no later than 8 weeks following date of offer acceptance.
- Details of offer level and confirmation that a 10% non-refundable deposit will be paid upon exchange of contracts.
- Details of Solicitor who will represent the proposed purchaser
- Confirmation that the site will be developed in accordance with the Stamped Planning Consents
- Details of experience in Residential Development Sector, and a schedule of recently completed developments

### PRICE

**Offers Over £4,000,000  
(Four million pounds Sterling)**

### 2. SITE FINE DEVELOPMENT BRIEF

- Name of Development Company.
- Financial profile of Development Company. To be prepared by the Company's Bank / Funder and relate directly to The Redemptorist Community proposal.
- Details of Solicitor who will represent the Development Company.
- Details of experience in the residential development sector, and schedule of recently completed developments.
- Details of level of initial payment to be made to The Redemptorist Community on entering the Site Fine Agreement, and completion of all legal due diligence. The minimum level of consideration that will be acceptable to The Redemptorist Community on acceptance of Site Fine and Legal Agreement will be £250,000, (amount to be confirmed) which will be a non-refundable payment.
- Percentage site fine payment to be offered to The Redemptorist Community and details of proposed payment schedule.
- Proposed Minimum number of site fine payments to The Redemptorist Community per annum.
- Proposed Minimum total revenue for overall site to The Redemptorist Community.
- Potential tiered site fine structure indicating increased percentage return to The Redemptorist Community beyond base land value.
- Confirmation that the site will be developed in accordance with the Stamped Planning Consents.
- Confirmation that all professional fees, marketing costs, construction and development costs, and all statutory charges will be borne by the prospective Developer.
- Confirmation of timescale to commence works on site, post award of development agreement.
- Defined programme for development of site and confirmation of long stop date for full payment of site.
- Confirm timescale to complete development of site.

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## CONDITIONS FOR SALE

1. Unconditional completion of Outright Sale Contract / Site Fine Development Agreement shall be no later than 8 weeks following instruction of Solicitors.
2. Development of the site must not exceed the approved number of 64 residential units and the total approved 84,438 sqft excluding garages.
3. For the avoidance of doubt, no alterations to the approved Private Streets Determination Drawing No. IBH0177/1060 Rev K shall be permitted without prior consent of The Redemptorist Community.
4. If the site was subsequently resold by the buyer post completion, The Redemptorist Community would require 50% of the uplift in value from the agreed selling price if sold within 36 months of completion.
5. The Purchaser shall deliver the approved spine road and services to the boundary of the retained lands with adequate capacity to permit the future development of these lands for residential use.
6. All roads and services must be constructed to The Redemptorist Community retained lands within 36 months of the completion of the sale of the site.

### VAT

The vendor reserves the right to charge VAT.

### VIEWING

Please contact Simon Brien or Thomas O'Doherty at Simon Brien Residential to arrange site access.

## DATA ROOM

All relevant planning, architecture, legal and transport & engineering documentation relating to the lands at the former St. Clement's Retreat can be viewed in the Data Room:

- Opportunity
- Location
- Media Gallery
- Planning & Architecture
- Roads & Services
- Tenure
- Terms of Sale
- Contact

*The Data Room can only be accessed following registration of interest with Simon Brien Residential / St. Clement's site team.*

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## FOR FURTHER INFORMATION

For further information please contact either:



**SIMON BRIEN F.N.A.E.A.**  
Land & New Homes

Landline: 028 9066 8888  
Mobile: 077 2176 7777  
Email: sbrien@simonbrien.com



**THOMAS O'DOHERTY R.I.C.S.**  
Land & New Homes

Landline: 028 9066 8888  
Mobile: 077 7170 7363  
Email: todoherty@simonbrien.com





**South Belfast Office**

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028 9066 8888

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