

Fetherstons
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Potential Development Portfolio, Meadowbank Street/lower Windsor Avenue, Belfast

Starting Bid: £895,000.00



For sale by Fetherstons 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 residential portfolio consisting of 4 terrace properties on Meadowbank Street, Belfast, BT9 7FG and a substantial semi-detached home on 20 Lower Windsor Avenue, Belfast, BT9 7EB.

The properties all benefit from large rear gardens and as a result the total site extends to c. 0.3 acres. There is potential for the site to be redeveloped subject to the necessary planning permissions.

The existing floor-plans of the properties are attached and the accommodation is as follows:

6 Meadowbank Street – 4 Bedrooms, 2 Reception Rooms, 1 Kitchen, 1 Bathroom.

8 Meadowbank Street – 4 Bedrooms, 2 Reception Rooms, 1 Kitchen, 1 Bathroom.

10 Meadowbank Street – 3 Bedrooms, 3 Reception Rooms, 1 Kitchen, 1 Bathroom.

12 Meadowbank Street – 3 Bedrooms, 1 Reception Room, 1 Kitchen, 1 Bathroom.

20 Lower Windsor Avenue – Large Basement, 2 Bedrooms, 2 Reception Rooms, 1 Kitchen, 1 Bathroom.

The site has an enviable position in the heart of South Belfast. The location offers superb convenience to the Lisburn and Malone Roads, with all the amenities this location offers. Queens University, Belfast City and the Royal Victoria Hospitals are all close by.

For a buy to let investor there is consistently high rental demand in the area and all properties would be sought after as a result. To optimise the rental return possible for the properties in the portfolio they would benefit from some renovation and modernisation.

We would encourage all interested parties to make contact to arrange viewing. For those parties looking to explore the development potential of the site we would encourage early engagement with an architect or planning consultant so as not to miss out.

Features:

Residential Portfolio Consisting Of 5 Properties.

Superb Potential Residential Development Site Extending To c 0.3 Acres.

Sought After Location Close To Queens University and Belfast City and Royal Victoria Hospitals.

Area Of High Rental Demand.

Tenure: Leasehold

Rates:

6 Meadowbank Street - £1,478.15

8 Meadowbank Street - £1,478.15

10 Meadowbank Street - £1,347.73

12 Meadowbank Street - £1,130.35

20 Lower Windsor Avenue - TBC

EPC Ratings:

6 Meadowbank Street - EPC: E

8 Meadowbank Street - EPC: F

10 Meadowbank Street - EPC: D

12 Meadowbank Street - EPC: F

20 Lower Windsor Avenue - EPC: G

TO VIEW OR MAKE A BID Contact Fetherstons or iamsold NI, 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.