



FOR SALE

PROPOSED LANYON HOTEL SITE  
'FORMER CRUMLIN ROAD COURTHOUSE', 94-100 CRUMLIN ROAD, BELFAST,  
BT14 6AR

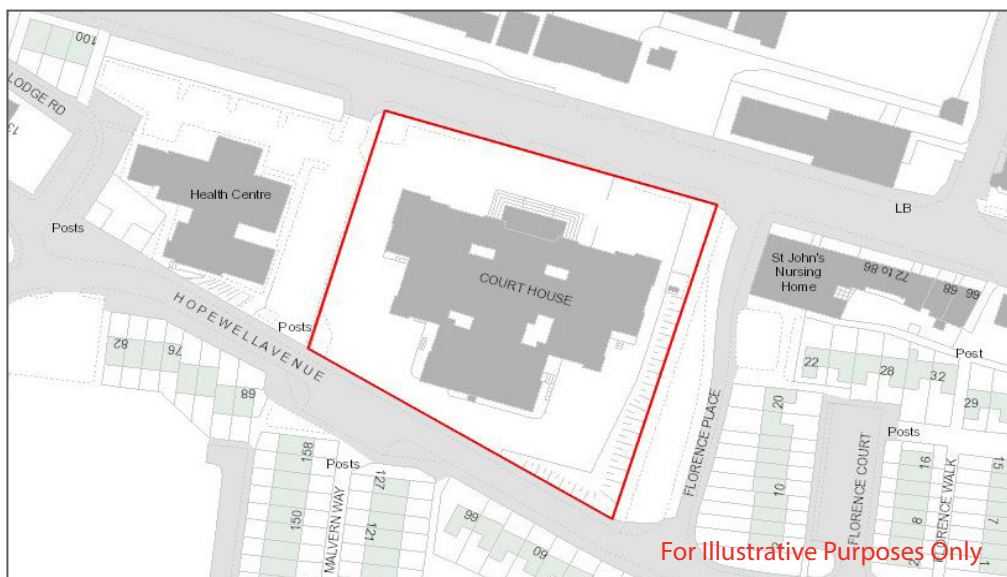
Colliers  
INTERNATIONAL



# PROPERTY SUMMARY

- The property comprises the former Crumlin Road Courthouse, an iconic building in Northern Ireland being the location for many high profile trials during the Troubles
- It comprises an imposing and impressive Grade B+ listed building constructed in 1840 in a Classical style with extensive symmetrical entrance frontage
- Planning permission for a change of use and the development of the property as a hotel was granted in June 2018
- Development plans show that when complete the Hotel would comprise reception with lounge bar, restaurant, function suite, rooftop bar, swimming pool, treatment rooms and 55 en-suite letting bedrooms
- The site extends to approximately 1.9 acres (0.77 hectares)
- Price on Application

## SITE PLAN



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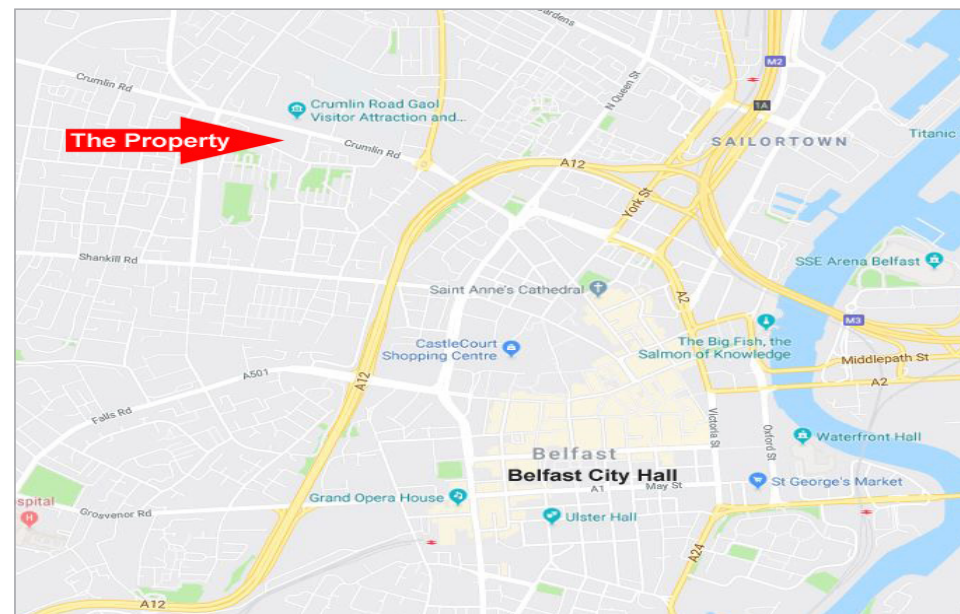
## LOCATION

Belfast is the capital of Northern Ireland and is ranked the fifteenth largest City in the United Kingdom and the eleventh largest conurbation. The City is located approximately 70 miles South East of Londonderry and 103 miles North of Dublin. Belfast has an excellent transport communications network; the M2 motorway provides access to the North towards Antrim and Londonderry and the M1 motorway provides access to the South and West of the province towards Lisburn and Dublin.

The City benefits from four railway stations and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The City's two airports, George Best Belfast City and Belfast International, provide access to major UK and international locations including America and mainland Europe.

The property is located on Crumlin Road around one mile North West of The City Hall in Belfast City Centre and directly opposite Crumlin Road Gaol Visitor Attraction and Conference Centre. It is situated within 10 – 20 minutes walking distance of Belfast City Centre's main tourist, retail and business districts.

## LOCATION MAP





PROPOSED EXTERNAL



PROPOSED RECEPTION



PROPOSED RECEPTION



PROPOSED WEDDING VENUE

