

Site Notes

Address Case Reference
 All redactions are under Section 40(2) of the Freedom of Information Act, unless otherwise stated.

24A Queens away. 56A+B Strand Rd. 22B
 Queens away + 2x sites at Strand Rd
 9082164

Stova O'Hagan

Record Arrival & Departure

Date of inspection 8/10/24
 Time of arrival and departure

Weather Dry Wet Fog Snow/Ice

Limitations to Inspection

Hazards identified to limit inspection? N/A
 Limits to inspection? 22B + 56A/B closed + VAC
 Vulnerable people? N/A

External Property details (Delete as appropriate)

Quality/visible defects 24A - Ave 22B - Ave 56A/B - clated needs modernisation
 NO defects visible

Age/year built 24A + 22B - 1970s
 56A/B - 1910

Ext Walls / Extensions NO EXT WALLS (Re-con/ing of 56 + 56A/B)
 24A + 22B - block 56 Block / Brick.

Roof (pitched/flat/covering/condition) 24A ~~clad~~ - clad tin 22B - pitched Asbestos tile?
 56A/B - flat felt

Windows/Doors/Facias Soffits All PVC DG windows + doors.

Car parking/surfaces/yards NO CPS @ 24A 22B
 Small front rear yard @ 56 Approx 10 cps

Garages/outbuildings N/A

Boundary/shape of site/ Topography/ ground stability risks Level sites. 24A + 22B full footprint on site
 56 has small front yard. 2 sites overgrown ~~not~~ secured fully

Watercourse closest is the fagle off Queens away

Access/shared/ROW Accessible from public Road
 No known Raw / Easement etc

Trees/Invasive plants (Japanese knotweed etc) N/A - cleared sites overgrown with weeds + bushes

Overhead power lines/telephone masts N/A

Lighting Street lighting

Visible contamination/illegal dumping N/A

Solar Pannels (ownership details) N/A

Land Details (Delete as appropriate)

Land Type - Grazing/Arable/Development Development
 Current Use 24A - Dulux paint shop
 22B - VAC
 56 - VAC
 2x sites cleared

Livestock Present	
Road Frontage	N/A
Structures on land	All have frontage.
Topography	N/A
Fencing	Flat
Water	Security fencing around 2 sites Assume Access to water due to Buildings present + cleared sites had buildings
Other visible notes	See below
Internal Property Description/Accommodation	
Occupation status/number of tenants	24A - Dulux - tenant - 5yr lease Until May 2027 Gf
Number of floors, rooms, floor coverings, repair/condition, fixtures/fittings/plant equipment	22B - one floor VACANT
Characteristics/use	56A/B - vacant (Gf needs vehicle)
Accessibility	
Amenities/services	
State or repair/condition	
Hazardous materials kept on the property.	N/A
Services	
Electric/Water/Sewerage	Assumed due to buildings + sites are cleared

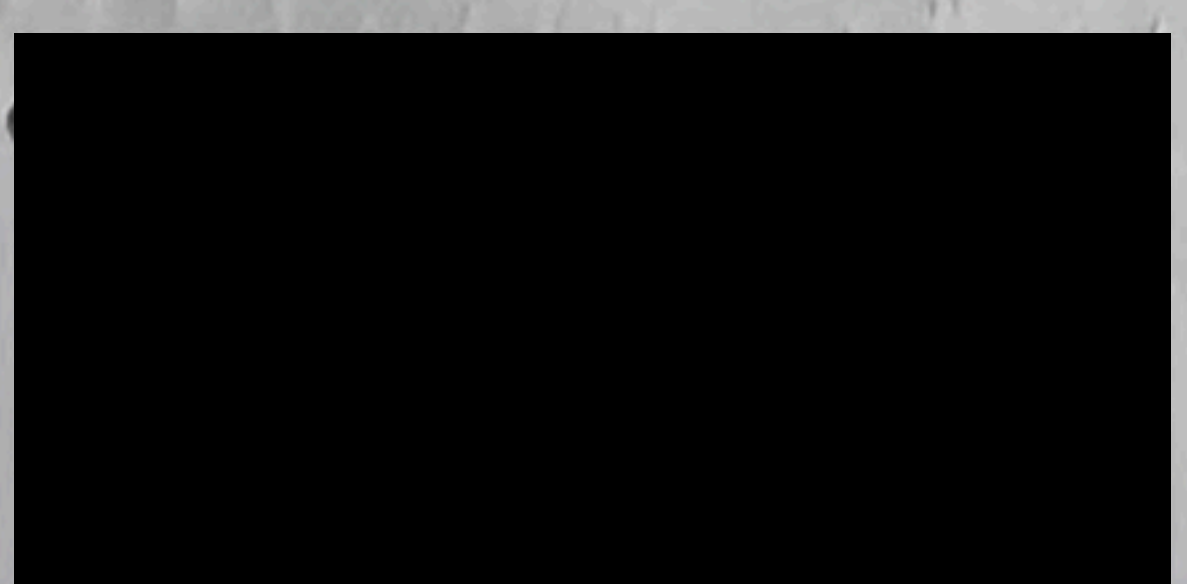
Any additional Comments

(eg. locality/surroundings/adjoining property/environment and sustainability)

Possible Asbestos roof on 22B

Possible WW capacity issues

PSNI Station - Security Restrictions on Dev?



8/10/24