

FOR SALE

By Private Treaty

PRIME RESIDENTIAL DEVELOPMENT SITE

Lands at Ballantine Garden Village, Hillhall Road, Lisburn, BT27

Site area approximately 11.96 Acres (4.84 Hectares) with the benefit of Full Planning Permission for 138 No. dwellings. Plus additional lands of 2.16 Acres (0.87 Hectares) zoned for Residential Development.

OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY



simonBRIEN
RESIDENTIAL

INTRODUCTION

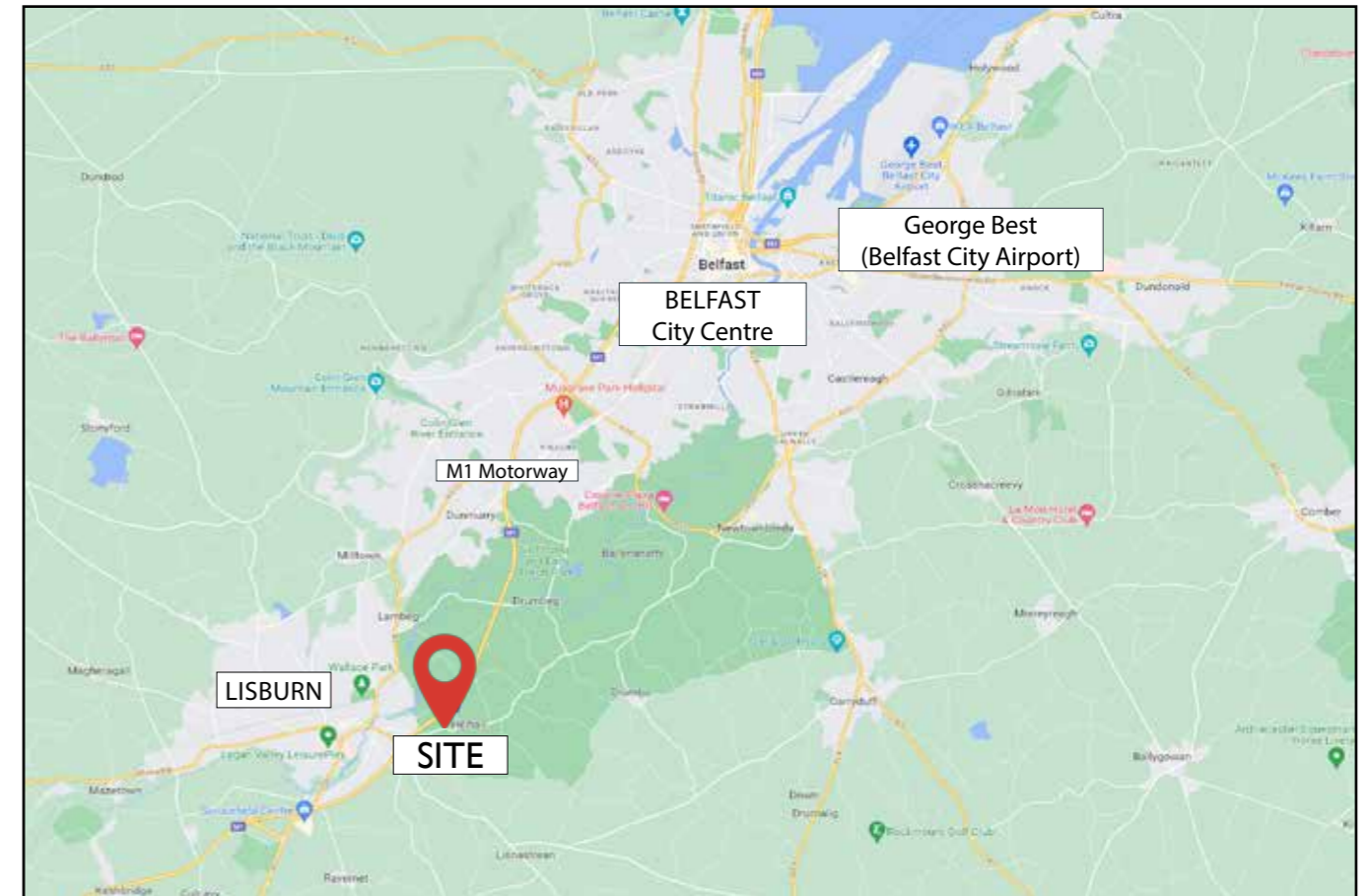
We are instructed to offer for sale this superb development site at Ballantine Garden Village, Hillhall Road, Lisburn. The lands which extend to a total c.14.1 acres (5.7 hectares), form part of the prestigious and popular Ballantine Garden Village Residential Development.

11.96 acres (4.84 hectares) of the site benefits with Full Planning Permission for 138 units, comprising a range of detached, semi-detached, townhouses and apartments. The 138 units were granted Full Planning Permission under various separate planning approvals. 28 of the units received planning permission in February 2023. A further 5 units received planning permission in March 2017, this planning permission has been enacted. The planning permission for the remaining 105 units is protected under a Certificate of Lawful Use and Development dated 19th August 2022.

There is additional lands of 2.1 acres (0.87 hectares) that has expired planning permission for a nursing home. These lands are zoned for residential development, subject to planning permission. Ballantine Garden Village was originally launched in 2008 and has been one of the most successful residential schemes in the Lisburn/Belfast area in recent times. The lands are situated on the eastern edge of Lisburn conveniently close to Lisburn City Centre and Belfast City Centre.

There has been exceptional demand for new developments in the Lisburn and Greater Belfast area, with a lack of supply of family homes in the new developments or residential resale market. The variety of house types and the Georgian style architecture of many of the homes offer a stylish selection of choices to appeal to a wide range of home buyers. The attention to detail in the architecture, winding street scenes and communal open spaces have all contributed to the popularity and success of each phase of Ballantine Garden Village since it was launched.

The sale of these lands offers a rare opportunity to purchase a residential development site with full planning permission in a high profile and popular residential address.



LOCATION

The site is located off the Hillhall Road to the South East of Lisburn City and is approximately 1.2 miles from the City Centre. Hillhall Road is a prestigious location and sought after residential address and provides excellent access to the M1 Motorway and wider motorway infrastructure, bus network, Lisburn City Centre and Belfast.

Ballantine Garden Village is close to a range of excellent shopping facilities available in Lisburn City Centre including Bow Street Mall and High Street outlets, Sprucefield complex including Marks & Spencers, Next and Boots are approximately 2.5 miles away. Belfast City Centre offers extensive shopping, cafes, restaurants and cultural sites, attractions and amenities and is approximately 8.9 miles away via the M1 Motorway.

The site location offers short travel time to Belfast International Airport approximately 16.3 miles away and George Best Airport approximately 12.6 miles away. Popular locations including Royal Hillsborough Village which is a short distance of approximately 4.7 miles, as well as Lady Dixon Park and Malone Golf Club 3.4 miles, are conveniently close by.

A variety of popular schools are within 2.5 miles of the site including Fort Hill Integrated College, Friends School, Wallace High School and Saint Patricks Academy making Ballantine Gardens Village perfectly positioned for young and mature families alike.



Sir Thomas and Lady Dixon Park



Malone Golf Club

DISTANCES TO:

M1 Motorway:	0.5 miles
Lisburn City Centre:	1.5 miles
Lagan Valley Hospital:	1.4 miles
Sprucefield Centre:	2.8 miles
Bobby Stewarts:	3.6 miles
Lady Dixon Park:	3.4 miles
Malone Golf Club:	4.1 miles
Dunmurray Golf Club:	4.3 miles
Hillsborough:	4.6 miles
Hillsborough Castle:	4.7 miles
House of Sport:	5.4 miles
Musgrave Park Hospital	6.7 miles
Dobbies Garden Centre:	0.8 miles
Belfast City Centre:	8.9 miles
Belfast City Hospital:	8.3 miles
George Best Airport:	12.6 miles
Belfast International Airport	16.3 miles



Sprucefield Shopping Centre



Hillsborough Castle



Friends School

RENOWNED SCHOOLS

Fort Hill Integrated College:	1.5 miles
Friends School:	2 miles
Wallace High School:	2.2 miles
Lisnagarvey High School:	1.8 miles
St Patricks Academy:	2 miles

OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY

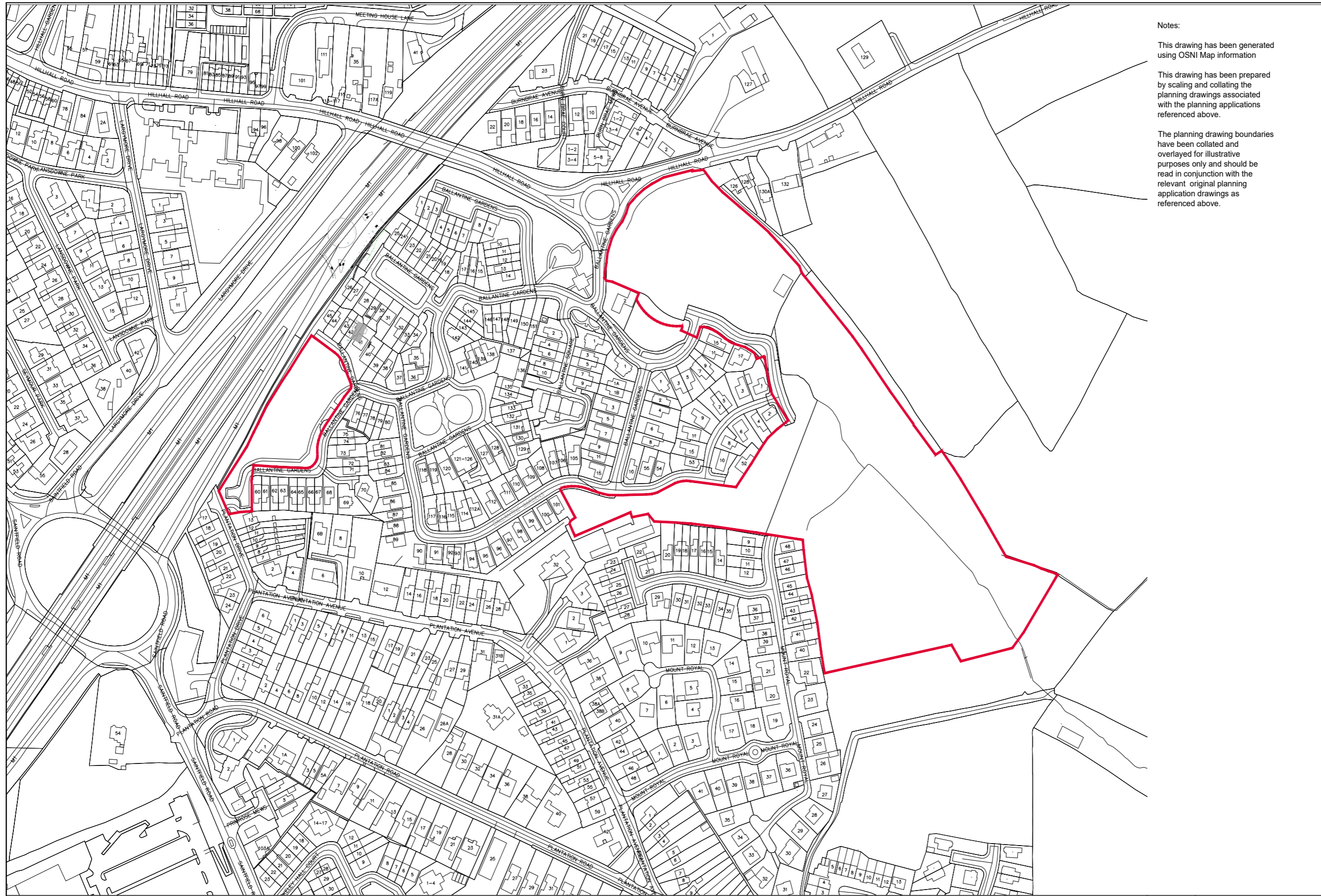


OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY



OVERALL SITE LAYOUT CIRCA. 14.1 ACRES (5.71 Ha)

Lands at Ballantine Garden Village, Hillhall Road, Lisburn



Notes:

This drawing has been generated using OSNI Map information

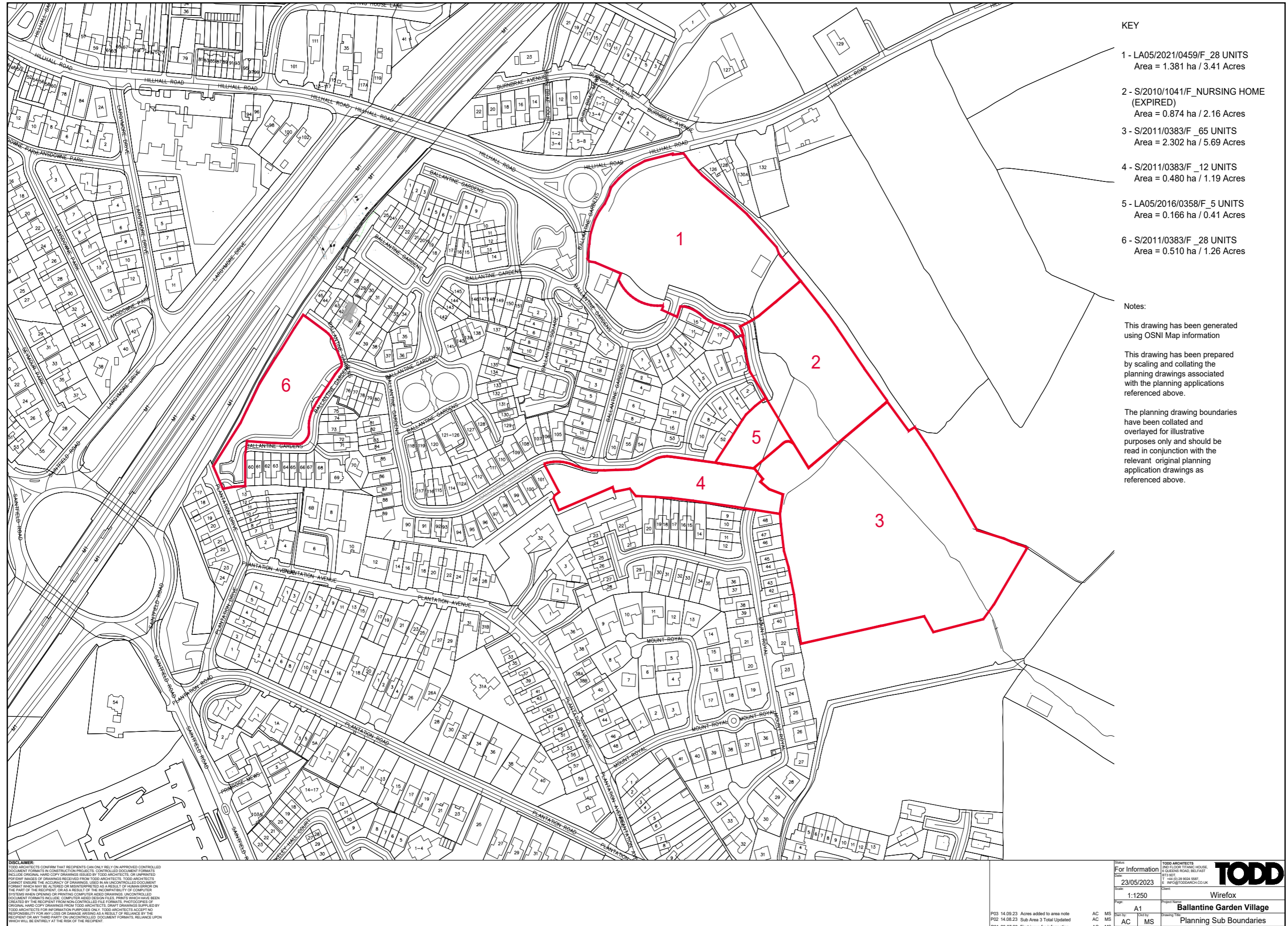
This drawing has been prepared by scaling and collating the planning drawings associated with the planning applications referenced above.

The planning drawing boundaries have been collated and overlaid for illustrative purposes only and should be read in conjunction with the relevant original planning application drawings as referenced above.

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For Information		TODD ARCHITECTS 2ND FLOOR TITANIC HOUSE, 200-202 BURNMERE ROAD, BELFAST, BT1 9DT, T: +44 (0) 28 9064 8887 E: INFO@TODDARCH.CO.UK		TODD
Date:	23/05/2023	Project Name:	Wirefox	
Scale:	1:1250	Project Name:	Ballantine Garden Village	
Drawn by:	AC	Checked by:	MS	Drawing Title:
				Planning Outline
Revision:	200333	Drawing No.:	BGV-TOD-ZZ-ZZ-DR-A-1021	Project No.:
Date:		Amendment:		Drawn by:
				CSG by:
				Checked by:

OVERALL SITE LAYOUT (HIGHLIGHTING THE 6 SITE AREAS)



PLANNING

Ballantine Garden Village has an extensive planning history. It was originally approved on 14th of April 2006, at appeal and under planning reference S/2005/0440/F (Appeal Ref: 2005/A308).

The lands that are being offered for sale, extend to 11.96 acres (4.84 hectares) and have the benefit of full planning permission for 138 units, comprising of Apartments, Townhouses, Semi Detached and Detached houses.

There is additional lands of 2.1 acres (0.87 hectares) that has expired planning permission for a nursing home. These lands are zoned for residential development, subject to planning permission.

The subject lands are divided into 6 areas and we set out below the planning status for each area.

Further information on the approved planning permissions and supporting documents are available upon request via the Data Room.

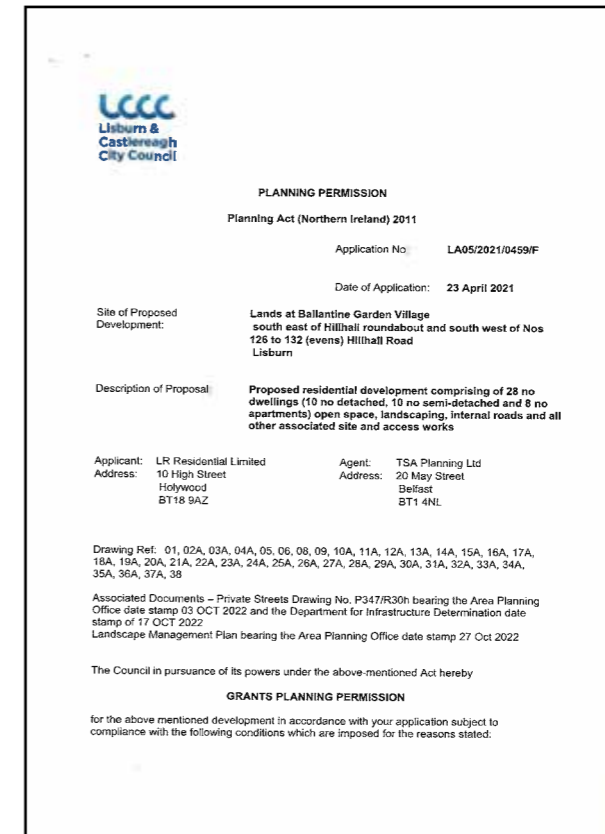
AREA 1

LANDS FRONTING HILLHALL ROAD (3.41 acres/ 1.38 hectares)

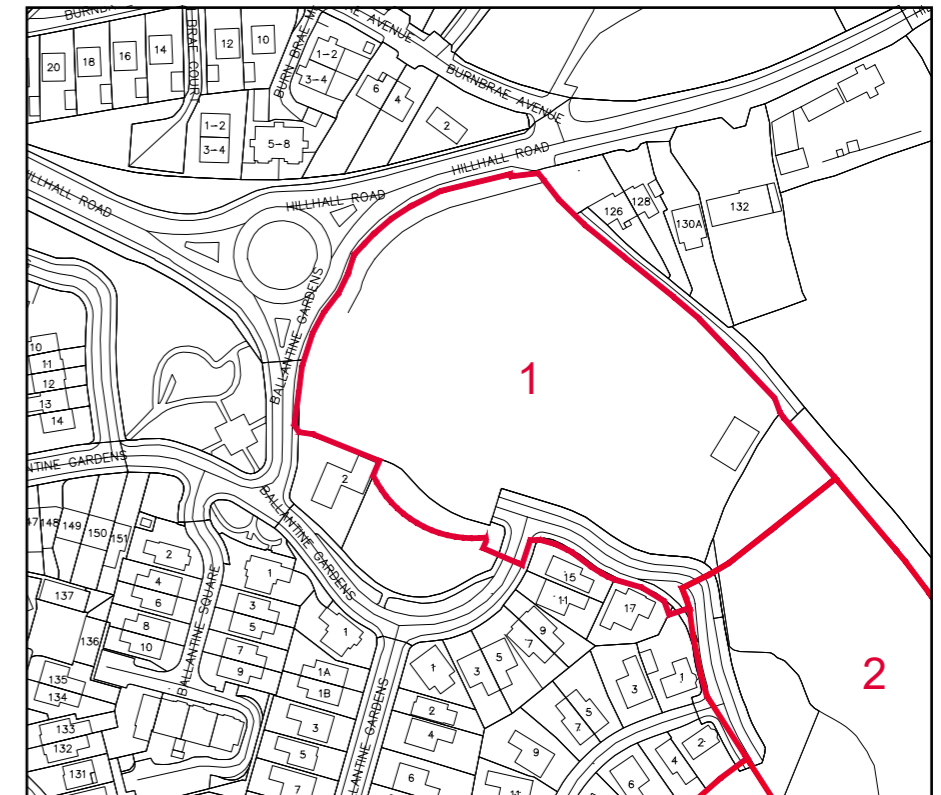
Full planning permission was granted in February 2023 for 28 no. dwellings with a mix of house types comprising detached, semi detached and apartments.

Reference	LA05/2021/0459/F
Location	Lands at Ballantine Garden Village southeast of Hillhall roundabout and south-west of Nos 126 to 132 (evens) Hillhall Road, Lisburn.
Proposal	Proposed residential development comprising of 28 dwellings (10 no. detached, 10 no. semi-detached and 8 no. apartments) open space, landscaping, internal roads and all other associated site and access works (Amended Plans).
Decision	Date Granted: 14th February 2023.

PLANNING APPROVAL



SITE LAYOUT



SCHEDULE OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 1.

SITE LAYOUT



AREA 1 - 28 UNITS (PLANNING APPROVED)

SITE NO.	DESCRIPTION	SQ FT
1	3 Storey 5 Bedroom Detached	2,270
2	3 Storey 4 Bedroom Semi-Detached	1,620
3	3 Storey 4 Bedroom Semi-Detached	1,620
4	2 Storey 3 Bedroom Semi-Detached	1,350
5	2 Storey 3 Bedroom Semi-Detached	1,350
6	2 Storey 4 Bedroom Detached	1,600
7	3 Storey 4 Bedroom Detached	1,610
8	3 Storey 4 Bedroom Detached	1,610
9	3 Storey 4 Bedroom Detached	1,610
10	2 Storey 3 Bedroom Semi-Detached	1,350
11	2 Storey 3 Bedroom Semi-Detached	1,350
12	2 Storey 3 Bedroom Semi-Detached	1,350
13	2 Storey 3 Bedroom Semi-Detached	1,350
14	3 Storey 5 Bedroom Detached	2,270
15	2 Storey 3 Bedroom Semi-Detached	1,350
16	2 Storey 3 Bedroom Semi-Detached	1,350
17	2 Storey 4 Bedroom Detached	1,715
18(1)	2 Bedroom Ground Floor Apartment with Garden	825
18A(2)	2 Bedroom Ground Floor Apartment with Garden	906
19(3)	2 Bedroom Ground Floor Apartment with Garden	906
19A(4)	2 Bedroom Ground Floor Apartment with Garden	825
20(5)	2 Bedroom First Floor Apartment with Balcony	864
20A(6)	2 Bedroom First Floor Apartment with Balcony	875
21(7)	2 Bedroom First Floor Apartment with Balcony	875
21A(8)	2 Bedroom First Floor Apartment with Balcony	864
22	3 Storey 4 Bedroom Detached	1,610
23	3 Storey 4 Bedroom Detached	1,610
24	3 Storey 4 Bedroom Detached	1,780

AREA 2


LANDS TO THE SOUTH OF AREA 1 AND EAST OF BALLANTINE WALK (2.16 acres/ 0.87 hectares)

This area is the only part of the development site that does not benefit from a live/extant planning permission with the above referenced nursing home approval expiring without implementation.

As the lands are zoned for residential development within the extant and proposed Local Development Plans, a housing proposal on the lands instead of a nursing home could be considered subject to planning permission.

Reference	S/2010/1041/F
Location	Land within Phase 2 Ballantine Garden Village, Hillhall Road, Lisburn.
Proposal	New 2 storey 77 bed nursing home replacing previously approved (S/2008/0202) 40 bed nursing home, by enlargement of original site to include area previously approved (S/2006/0646) for housing.
Decision	Date Granted: 24th May 2012.

PLANNING APPROVAL



DOE
Department of the Environment
www.doe.gov.uk

APPROVAL OF PLANNING PERMISSION
Planning (Northern Ireland) Order 1991

Application No: S/2010/1041/F
Date of Application: 9th December 2010

Site of Proposed Development: Land within Phase 2 Ballantine Garden Village Hillhall Road Lisburn

Description of Proposal: New 2 storey 77 bed nursing home replacing previously approved (S/2008/0202) 40 bed nursing home, by enlargement of original site to include area previously approved (S/2006/0646) for housing

Applicant: W J Law and Co LLP
Address: Rossville House 171 Meira Road Lisburn BT28 1RW

Agent: Knox and Clayton Architects
Address: 2A Wallace Avenue Lisburn BT27 4AA


Drawing Ref: S/2010/1041/ 01-06, 08, PSD Drawings, Travel Plan, Service Management Plan

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

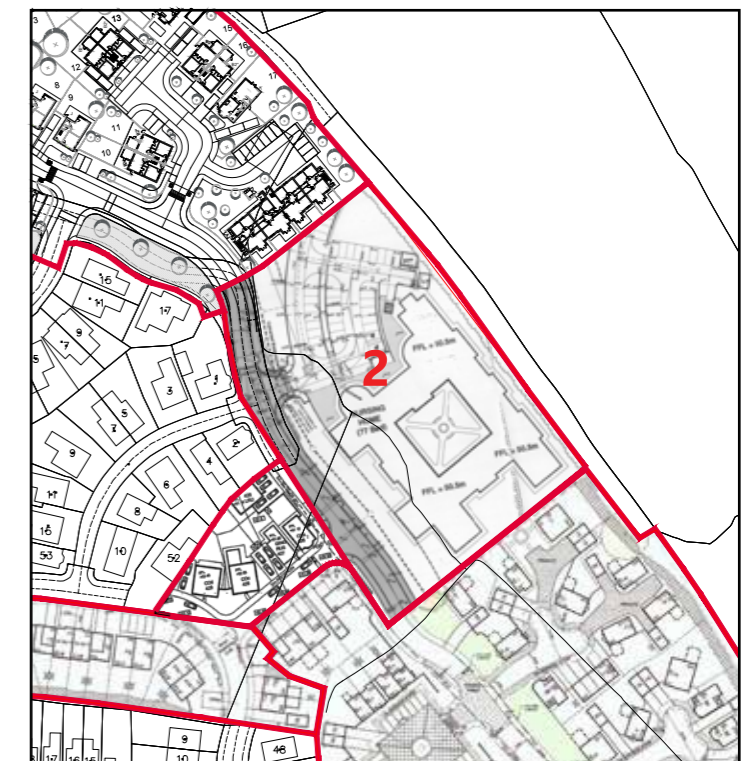
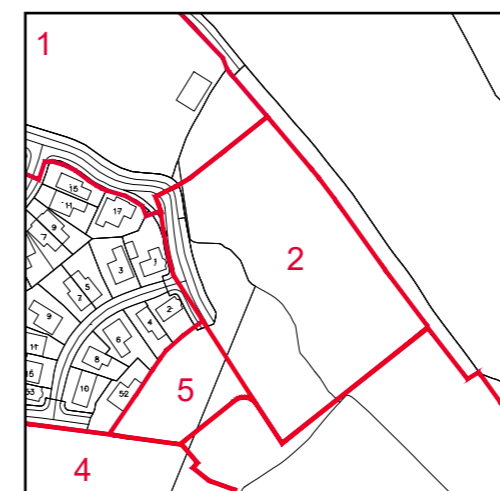
GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

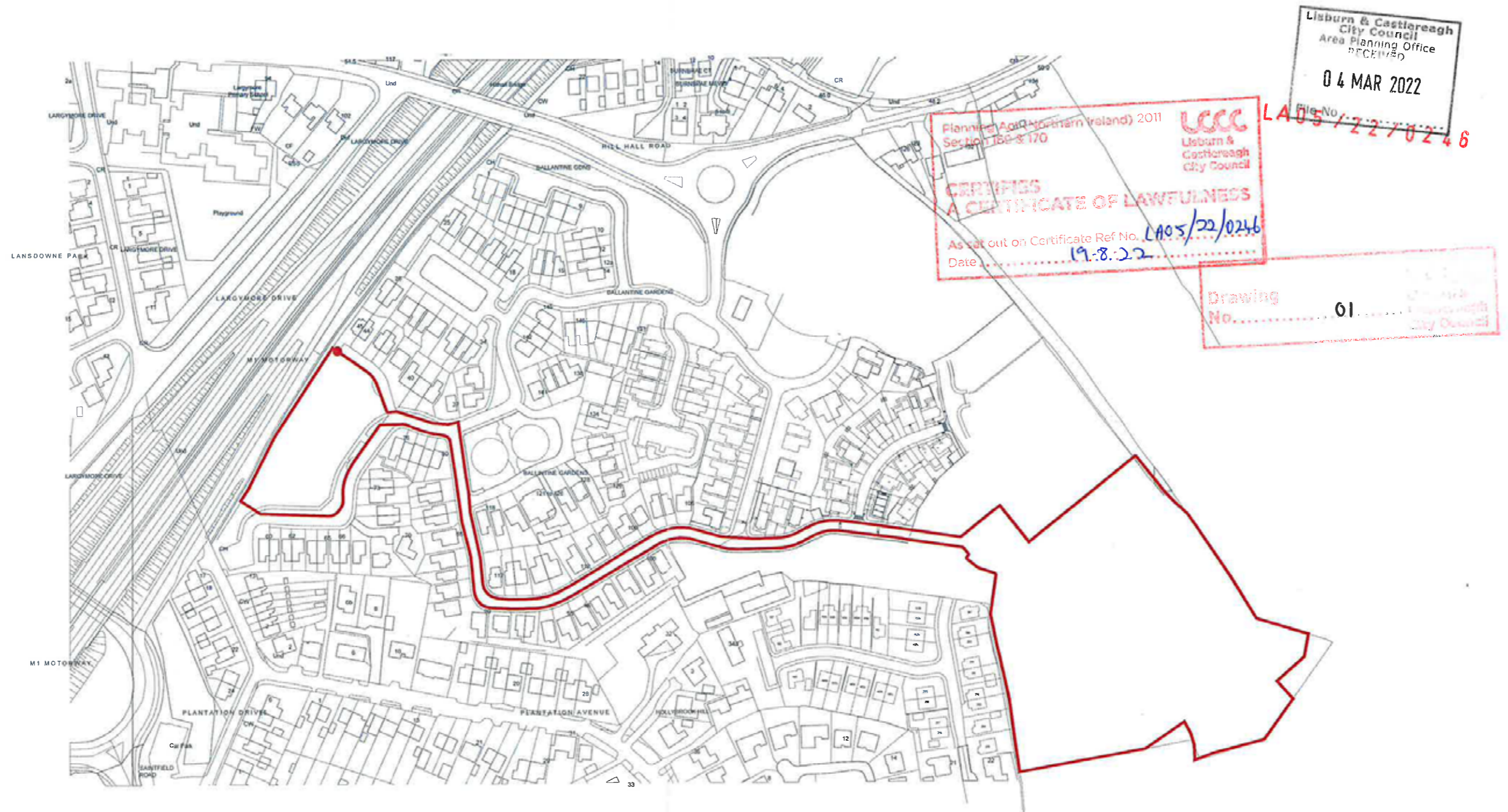
Application No. S/2010/1041/F REF



SITE LAYOUT



CLUD MAP FOR AREAS 3, 4, 5 & 6



STATUS	DESCRIPTION	DATE	CHECKED BY
00	Issued for CLUD Info	211213	AC

CLIENT	Wirefox
PROJECT	20033_Ballantine Garden Village
DRAWING	Site Location Plan
STAGE	3
NO.	BGV-TOD-ZZ-DR-A-100-103
PLT DATE	211209
SCALE	1:2500_A3

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 TODD ARCHITECTS
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AREA 3

LANDS TO THE EAST OF MOUNT ROYAL (2.30 acres / 5.70 hectares)

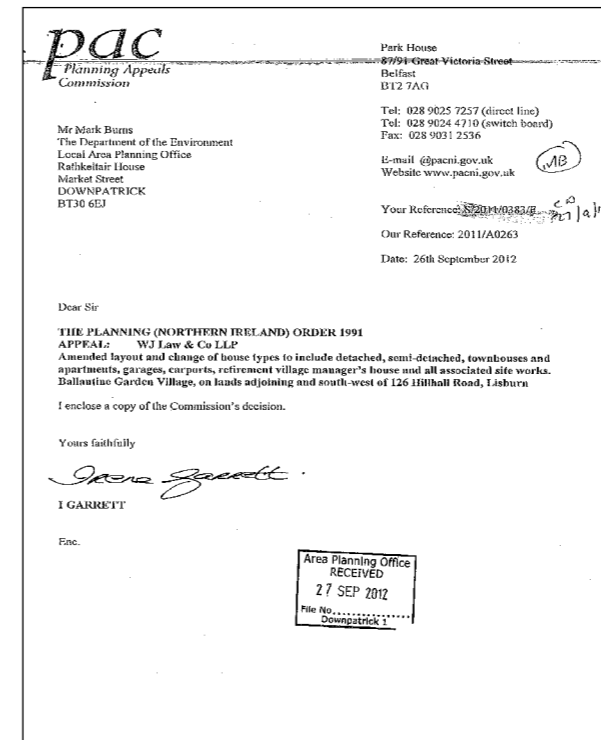
Area 3 has the benefit of extant planning permission for 65 no. dwellings under planning permission S/2011/0383/F which was allowed at appeal on the 26th September 2012 (2011/A0263). Amended plans at the appeal reduced the number of dwellings from 452 no. dwellings to 439 no. dwellings and covered the wider Ballantine Garden Village Development, with an extensive part of the development constructed under this permission.

On this basis and given the pause in development associated with this earlier permission, Our client (LR Residential) sought confirmation from the Council that the permission is in fact considered extant and development under the same would be lawful. A Certificate of Lawful use and Development (CLUD) was granted on the 19th August 2022.

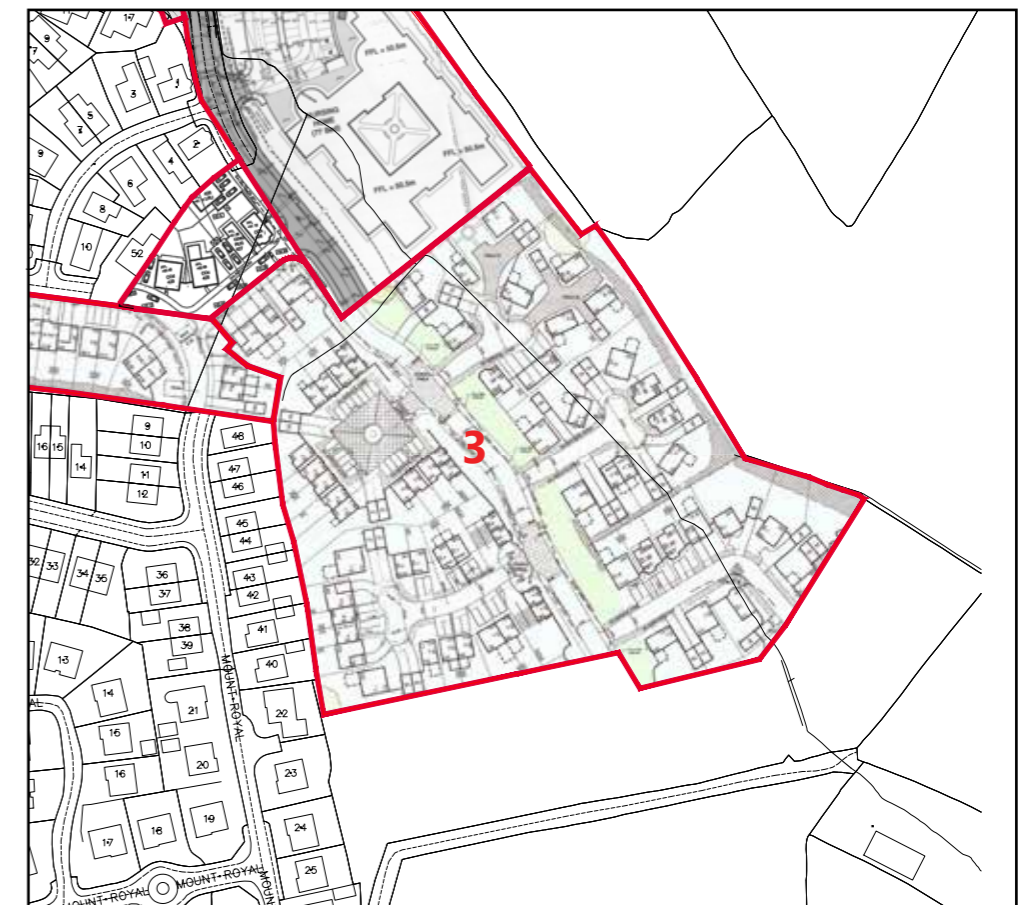
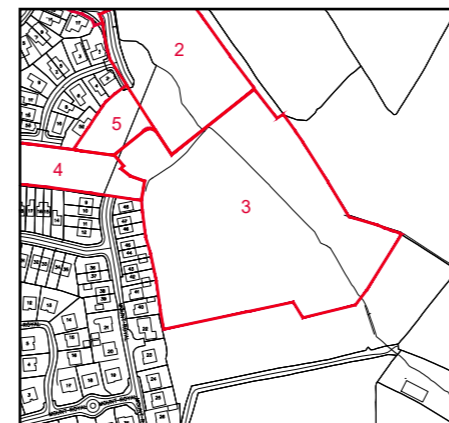
Reference	S/2011/0383/F
Location	Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.
Proposal	Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works.
Decision	Appeal Allowed (PAC Ref: 2011/A0263) on 26th September 2012.

Reference	LA05/2022/0246/LDP
Location	Lands at Ballantine Garden Village
Proposal	Development of 96 no. dwellings approved under S/2011/0383/F 2011/A0263.
Decision	Date Granted: 19th August 2022

PLANNING APPROVALS FOR AREAS 3, 4 & 6



SITE LAYOUT



SCHEDULES OF ACCOMMODATION**AREA 3**

The table below sets out the proposed house types and mix in Area 3.

AREA 3 - 65 UNITS (PLANNING APPROVED - PROTECTED BY CLUD)

SITE NO.	HOUSE TYPE	DESCRIPTION	SQ FT
240	Chambers Cottage D	3 Bedroom 2 Storey Detached with Sunroom	1,279
241	Chambers Cottage A	3 Bedroom 2 Storey Detached with Sunroom	1,349
242	Gingerbread	3 Bedroom 2 Storey Detached with Sunroom Detached	916
243	Coach House	5 Bedroom 3 Storey Detached	2,075
244	Chambers Cottage A	3 Bedroom 2 Storey Detached with Sunroom	1,349
246	Chambers Cottage C	3 Bedroom 2 Storey Detached	1,302
247	Chambers Cottage C	3 Bedroom 2 Storey Detached	1,302
248	Chambers Cottage C	3 Bedroom 2 Storey Detached	1,302
249	Stable Yard Mews	1st/2nd Floor 3 Bedroom Apartment Over Garages	1,427
250	Retirement Cottage	3 Bedroom 2 Storey Detached	1,278
251	Coach House Special	5 Bedroom 3 Storey With Sunroom Detached	2,276
252	Chambers Cottage (B)	3 Bedroom 2 Storey Detached With Sunroom	1,302
253	Coach House	5 Bedroom 3 Storey With Sunroom Detached	2,276
254	Retirement Cottage	3 Bedroom 2 Storey Detached	1,278
255	Retirement Cottage	3 Bedroom 2 Storey Detached	1,278
256	Chambers Cottage C	3 Bedroom 2 Storey Detached	1,302
257	Gingerbread (A)	3 Bedroom 2 Storey With Sunroom Semi-Detached	927
258	Gingerbread (B)	3 Bedroom 2 Storey With Sunroom Semi-Detached	920
259	Coach House Special	5 Bedroom 3 Storey With Sunroom Detached	2,276
260	Coach House Special	5 Bedroom 3 Storey With Sunroom Detached	2,276
260A	Retirement Cottage	3 Bedroom 2 Storey Detached	1,278
261	Retirement Cottage	3 Bedroom 2 Storey Detached	1,278
261A	Coach House (A)	5 Bedroom 3 Storey Detached With Sunroom	2,085
262	Glenmore Cottage	4 Bedroom 2 Storey Detached	1,135
263	Glenmore Cottage	4 Bedroom 2 Storey Detached	1,135
272	Chambers Cottage	3 Bedroom 2 Storey Detached	1,142
273	Coach House	5 Bedroom with Sunroom Detached	2,276
274	Chambers Cottage C	3 Bedroom 2 Storey Detached	1,302
348	Dromara (B)	2 Bedroom 2 Storey Semi-Detached	574

349	Dromara (A)	2 Bedroom 2 Storey Semi-Detached	574
350	Estate Cottage A	3 Bedroom 3 Storey With Sunroom Semi-Detached	1,324
351	Estate Cottage D	3 Storey 4 Bedroom Semi-Detached With Sunroom	1,641
352	Estate Cottage A	3 Bedroom 3 Storey With Sunroom Semi-Detached	1,324
353	Estate Cottage A	3 Bedroom 3 Storey With Sunroom Semi-Detached	1,324
354	Estate Cottage A	3 Bedroom 3 Storey With Sunroom Detached	1,324
355	Coach House	5 Bedroom 3 Storey With Sunroom Detached	2,075
356	Coach House (A)	5 Bedroom 3 Storey End House With Integral Garage	1,884
357	Russett Cottage (A)	3 Bedroom 2 Storey Mid Townhouse	936
358	Russett Cottage	3 Bedroom 2 Storey Mid Townhouse	839
359	Coach House (A)	5 Bedroom 3 Storey End House With Integral Garage	1,884
360	Coach House	5 Bedroom 3 Storey With Sunroom Detached	2,075
361	Estate Cottage (A)	3 Bedroom 3 Storey With Sunroom Semi-Detached	1,285
362	Estate Cottage (A)	3 Bedroom 3 Storey With Sunroom Semi-Detached	1,285
363	Gingerbread (A)	3 Bedroom With Sunroom Semi-Detached	927
364	Gingerbread (b)	2 Bedroom 2 Storey Semi-Detached	920
365	Dromara (a)	2 Bedroom 2 Storey Semi-Detached	574
366	Dromara (b)	2 storey 2 Bedroom End Townhouse	574
367	Dromara (b)	2 Bedroom 2 Storey Mid Townhouse	574
368	Dromara (a)	3 Bedroom 3 Storey Mid Townhouse	574
369	Harrisberg Cottage B	3 Bedroom 3 Storey Mid Townhouse	1,192
370	Harrisberg Cottage C	3 Bedroom Plus Study 3 Storey End Townhouse	1,253
371	Harrisberg Cottage A	3 Bedroom Plus Study 3 Storey End Townhouse	1,214
372	Harri sberg Cottage	3 Bedroom 3 Storey Mid Townhouse	1,214
373	Harrisberg Cottage B	3 Bedroom 3 Storey Mid Townhouse	1,192
374	Harrisberg Cottage C	3 Bedroom 3 Storey Mid Townhouse	1,253
375	Harrisberg Cottage B	3 Bedroom 3 Storey End Townhouse	1,192
376	Harrisberg Cottage C	3 Bedroom Plus Study 3 Storey End Townhouse	1,253
377	Harrisberg Cottage A	3 Bedroom 3 Storey Mid Townhouse	1,214
378	Harrisberg Cottage B	3 Bedroom 3 Storey Mid Townhouse	1,192
379	Harrisberg Cottage C	2 Bedroom 2 Storey Mid Townhouse	1,253
380	Dromara (a)	2 Bedroom 2 Storey End Townhouse	574
381	Dromara (b)	2 Bedroom 2 Storey End Townhouse	574
382	Chambers Cottage	2 Bedroom 2 Storey End Townhouse	1,302
383	Coach House (a)	3 storey 5 Bedroom Semi-Detached With Sunroom	2,085
384	Coach House (a)	3 storey 5 Bedroom Semi-Detached With Sunroom	2,085

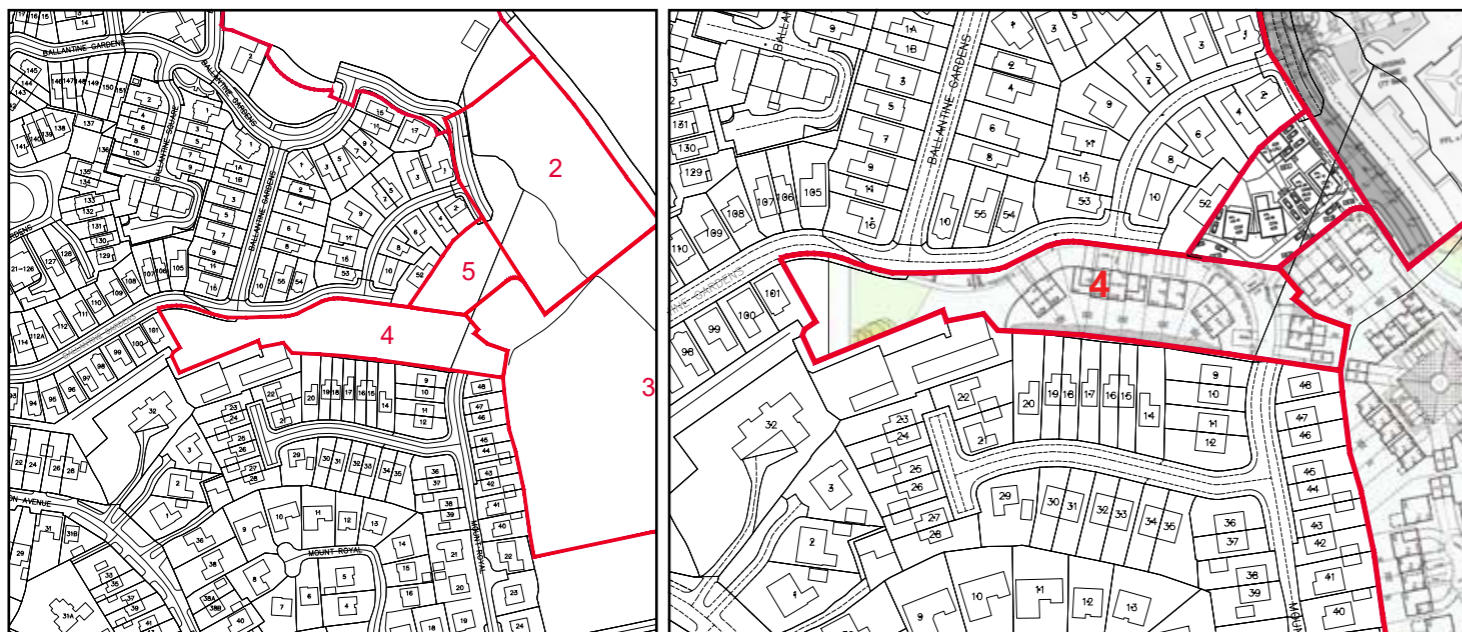
AREA 4

LANDS NORTH OF MOUNT ROYAL AND SOUTH OF BALLANTINE LANE (1.2 acres/ 0.48 hectares)

This area includes 12 no. dwellings that were granted planning permission within the wider Ballantine Garden Village permission but were omitted from the site location plan for the CLUD. Nevertheless, the CLUD confirms that the wider permission is considered lawful and the permission extant.

Reference	S/2011/0383/F
Location	Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.
Proposal	Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works.
Decision	Appeal Allowed (PAC) Ref: 2011/A0263) on 26th September 2012

SITE LAYOUT



SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 4.

AREA 4 - 12 UNITS (PLANNING APPROVED- PROTECTED BY CLUD)

APT NO.	HOUSE TYPE	DESCRIPTION	SQ FT
385	Estate Cottage A	3 Storey 3 Bedroom with Sunroom Semi-Detached	1,320
386	Estate Cottage A	3 Storey 3 Bedroom with Sunroom Semi-Detached	1,320
414	Clock Tower	3 Storey 4 Bedroom Semi-Detached	1,548
415	Clock Tower	3 Storey 4 Bedroom Semi-Detached	1,548
415A	Rectory	3 Storey 4 Bedroom Semi-Detached	1,757
415B	Rectory	3 Storey 4 Bedroom Semi-Detached	1,757
416	Hamilton	3 Storey 3 Bedroom End Townhouse	1,442
417	Clock Tower	3 Storey 4 Bedroom Mid Townhouse	1,548
418	Clock Tower	3 Storey 4 Bedroom Mid Townhouse	1,548
419	Hamilton	3 Storey 3 Bedroom End Townhouse	1,442
420	Clock Tower	3 Storey 4 Bedroom Semi-Detached	1,548
421	Clock Tower	3 Storey 4 Bedroom Semi-Detached	1,548

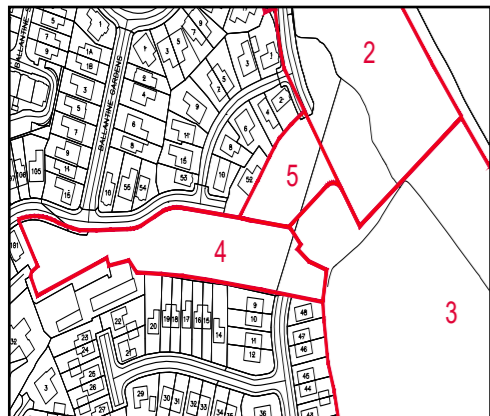
AREA 5

LANDS TO THE SOUTHEAST OF BALLANTINE WALK (0.42 acres/ 0.17 hectares)

Area 5 includes 5 no. detached dwellings as part of a larger planning permission for a 23 no. unit scheme. Our clients constructed 18 no. dwellings to the northwest of the site, known as Ballantine Walk. The permission is therefore extant.

Reference	LA05/2016/0358/F
Location	Lands located approximately 140 metres southeast of Hillhall Road and approximately 120 metres north of nos. 10-13 Mount Royal, Lisburn, BT27 5BF.
Proposal	Proposed erection of 23 no. dwellings, associated road layout, site access works (amendment to previously approved S/2011/0383/F - Phase 4 of Ballantine Garden Village).
Decision	Date Granted: 8th March 2017.

SITE LAYOUT



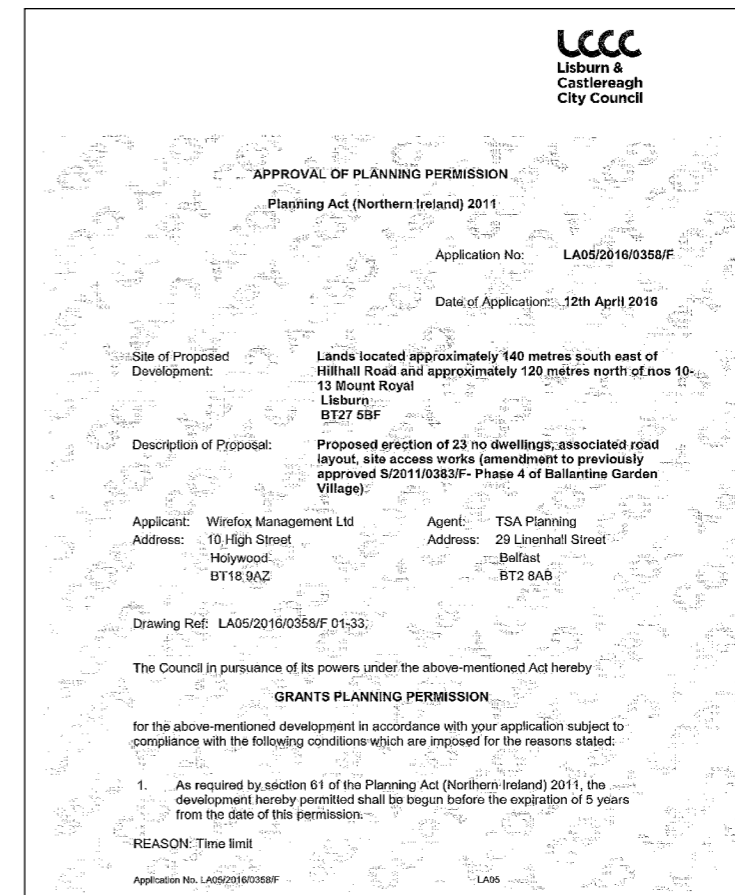
SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 5.

AREA 5 - 5 UNITS (PLANNING APPROVED AND ENACTED)

APT NO.	HOUSE TYPE	DESCRIPTION	SQ FT
425	Large Russett	2 Storey 3 Bedroom Detached	1,100
426	Alder	3 Storey 4 Bedroom Detached	1,646
427	Ginger Russett	2 Storey 3 Bedroom Detached	1,100
428	Rowan	3 Storey 5 Bedroom Detached	2,250
429	Coach House D	3 Storey 4 Bedroom Detached	2,055

PLANNING APPROVAL



AREA 6

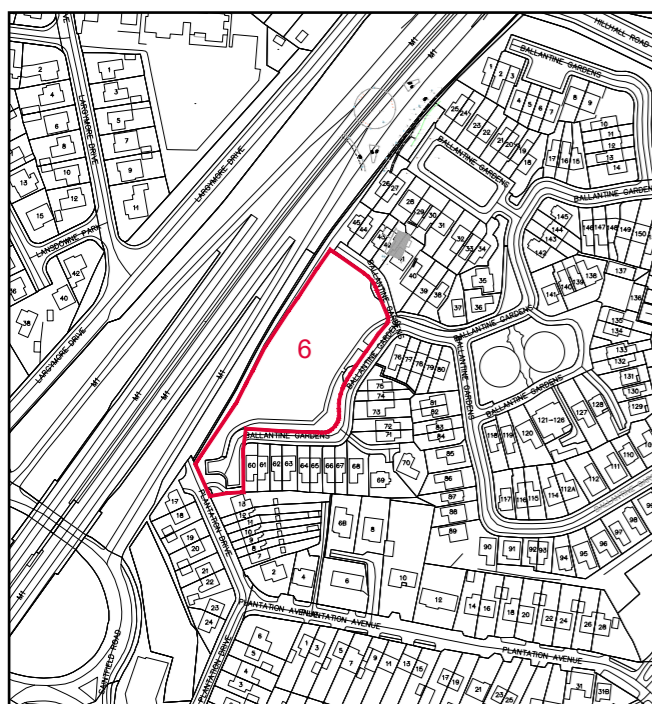
LANDS TO THE EAST OF M1 MOTORWAY AND ADJACENT TO BALLANTINE GARDENS (1.26 acres / 0.51 hectares)

This area of land is separate to the other sites and is currently a lightly landscaped area of open space. Typically, in planning policy terms there is a presumption against development that results in the loss of public open space; however, the laying out of open space in this case is only a 'meanwhile' use as the lands do benefit from planning permission for 28 nos. apartments under the extant permission S/2011/0383/F. This area was incorporated into the area of the CLUD.

Reference	S/2011/0383/F
Location	Lands adjoining and southwest of 126 Hillhall Road, Lisburn, Ballantine Garden Village, BT27 5JA.
Proposal	Amended layout and proposed change in house type to include 452 no. dwellings (101 no. detached, 132 no. semi-detached, 151 no. townhouses and 69 no. apartments), garages, car port, retirement village managers house/office and all associated site works.
Decision	Appeal Allowed (PAC Ref:2011/A0263) on 26th September 2012.

Reference	LA05/2022/0246/LDP
Location	Lands at Ballantine Garden Village
Proposal	Development of 96 nos. dwellings approved under S/2011/0383/F 2011/A0263
Decision	Date Granted: 19th August 2022.

SITE LAYOUT



SCHEDULES OF ACCOMMODATION

The table below sets out the proposed house types and mix in Area 6.

AREA 6 - 28 UNITS (PLANNING APPROVED - PROTECTED BY CLUD)

APT NO.	FLOOR	DESCRIPTION	SQ FT
57	Ground	2 Bedroom with Orangery	1,075
57A	Ground	2 Bedroom with Orangery	1,155
58	First	2 Bedroom with 2 Balconies	805
58A	First	2 Bedroom with 2 Balconies	932
59	Second	2 Bedroom Penthouse with Balcony	1,711
54	Ground	2 Bedroom with Orangery, Snug & Private Garden	1,060
54A	Ground	2 Bedroom with Orangery and Snug	980
55	First	2 Bedroom with 2 Balconies	851
55A	First	2 Bedroom with 2 Balconies	851
56	Second	2 Bedroom with Balcony	866
56A	Second	2 Bedroom with Balcony	851
51	Ground	2 Bedroom with Orangery	805
51A	Ground	2 Bedroom with Orangery, Sunroom & Private Gardens	1,061
52	First	2 Bedroom with Balcony	866
52A	First	2 Bedroom with 2 Balconies	851
53	Second	2 Bedroom with Balcony	866
53A	Second	2 Bedroom with Balcony	851
46	Ground	2 Bedroom	852
46A	Ground	2 Bedroom with Private Garden	852
47	Ground	1 Bedroom with Private Garden	616
47A	Ground	1 Bedroom (Wardens Apartment)	609
48	First	2 Bedroom with Balcony	852
48A	First	2 Bedroom With Balcony	692
49	First	2 Bedroom With Balcony	838
49A	First	2 Bedroom With Balcony	838
50	Second	2 Bedroom With Balcony	838
50A	Second	2 Bedroom With Balcony	838
Guest Suite	First	2 Bedroom	920

PLANNING

For further information relating to Planning and Architecture, please contact:



TSA Planning

20 May St
Belfast
BT1 4NL

Landline: 028 9043 4333
Mobile: 07740343163
Email: info@tsaplanning.co.uk

TENURE

The Property is freehold and registered with absolute title at the Land Registry of Northern Ireland under Folios DN132281, AN25847, DN24725, DN95173, DN113561, DN109857, 1402 Co. Down, 46067 Co. Down, 1127 Co. Down and 19496 Co. Down. In addition, LR Residential Limited owns an undivided half share in Folios DN108350, DN13105 and 975 Co. Down. The remaining undivided half share in these three folios is held by M.E Crowe.

For further information relating to title, please contact:



Ross Davidson

Davidson McDonnell Solicitors

Longbridge House
24 Waring Street
Belfast
BT1 2DX

Email: ross.davidson@davidsonmcdonnell.com
Mobile: 07776303711

TERMS OF SALE

Land offered for sale by Private Treaty

CRITERIA REQUIRED FROM INTERESTED PARTIES

- 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 12 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.

PRICE

£7,000,000
(Seven Million Pounds Sterling)

DATA ROOM

Following registration of interest with Simon Brien Residential, access to a full legal data site will be granted by Davidson McDonnell.

FOR FURTHER INFORMATION



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Land & New Homes

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Email: sbrien@simonbrien.com

THOMAS O'DOHERTY R.I.C.S.

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