

Laganbank Car Park, Laganbank Road/Linenhall Street, Lisburn, BT28 1LU

Development Brief and Site Disposal

Prominent City Centre Development Opportunity of c.2.10 acres (c.0.85 hectares)

On the instructions of



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**Lambert
Smith
Hampton**

Summary

- Approx. 2.10 acre (approx. 0.85 hectare) city centre development opportunity site.
- Strategically positioned in context of the city with prominent frontage directly onto both the A1 Laganbank Road (a main arterial route through the city) and Linenhall Street.
- Currently comprises a 'pay and display' car park of approx. 238 spaces.
- Lisburn and Castlereagh City Council (LCCC) in conjunction with the Department for Communities is releasing the site for sale by way of a Development Brief and Site Disposal.
- Guide Price: Offers invited in the region of £1,200,000.

Introduction

Lisburn & Castlereagh City Council (LCCC) in conjunction with the Department for Communities wishes to procure a suitable person to acquire a lease of the Laganbank Car Park site in Lisburn City Centre and thereafter develop the site in accordance with its tendered proposals as reflected in a Development Agreement.

LCCC is seeking Pre-Qualification Questionnaire (PQQ) Submissions from suitably qualified parties who are interested in this development opportunity.

The first stage of the competition is a PQQ. Following evaluation of PQQ submissions, a shortlist of tenderers will be taken forward into the Invitation to Tender (ITT) stage.

Please note that LCCC is required to ensure a sound financial return in any disposal of the asset.

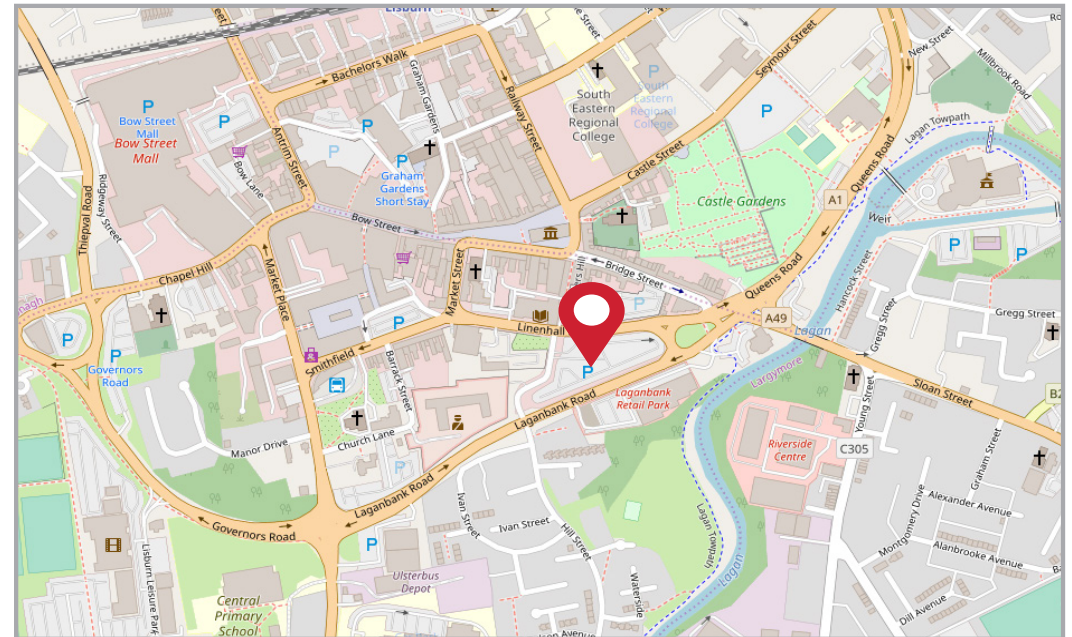
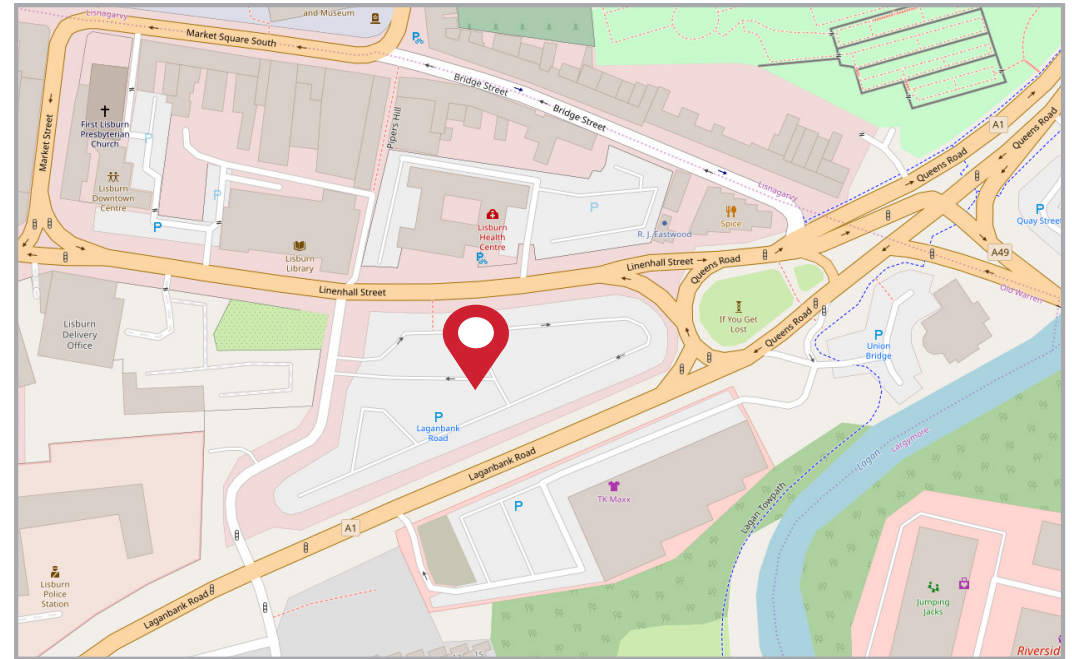
Location

Granted city status in 2002, Lisburn is the third largest city in Northern Ireland. The city has a growing population, increasing to over 127,000 residents according to the 2017 census data.

The city is strategically located within the Belfast city region, only eight minutes by train from the centre of the capital and is one of the constituent cities that make up the Dublin-Belfast corridor region with a catchment population of over 2.5 million people and access to two international airports.

The city has a favourable position on the Belfast-Dublin corridor, being connected by the M1 motorway, with ease of access through junctions 3, 6, 7 and 8. The A1 road to Newry and Dublin deviates from the M1 at the Sprucefield interchange, which is positioned one mile southeast of the city centre. Lisburn railway offers a popular means of transport between Lisburn and Belfast. The train also links the city directly with Newry, Portadown, Lurgan, Moira and Bangor, with services to Dublin Connolly Station.

Tourist and leisure attractions including Lagan Valley Regional Park and Lisburn Leisure Park help make Lisburn a popular destination.



For Indicative Purposes Only

Site Context

Laganbank Car Park has been earmarked by Lisburn & Castlereagh City Council as a regeneration development opportunity. The subject site forms part of the Laganbank Quarter in the southeast sector of the City Centre area, as designated in the Belfast Metropolitan Area Plan 2015 (BMAP).

The site extends to c.2.10 acres (c.0.85 hectares) and comprises of a 'pay and display' car park of 238 spaces.

It is strategically positioned in the context of the city with prominent frontage directly onto both the A1 Laganbank Road (a main arterial route through the city) and Linenhall Street. The primary retail core of the city is only a few minutes walk away.

The site is located in an area of mixed use with nearby occupiers including but not limited to Royal Mail Group, Lisburn City Library, Irish Linen Centre and Museum and Lisburn Health Centre. Laganbank Retail Park located opposite comprises around 50,000 sq ft and is fully let with occupiers including TK Maxx, Pure Gym, Upstairs Downstairs Furniture and Ground Coffee.

Objectives for the sites future development

The Councils prime objective in offering this development opportunity is to contribute to the re-vitalisation of Lisburn City Centre through a high quality comprehensive mixed-use regeneration development of a viable and sustainable economic use which acts as a catalyst for the wider regeneration of the surrounding Laganbank / Linenhall Street area.

In addition, the Councils other key regeneration themes for the site are to encourage;

- Active street frontages;
- Encourage a development that will generate and enhance a new driver for the evening economy;
- Introduce a mix of uses to strengthen the vitality of the City Centre through increased footfall;
- Increase opportunities for City Centre living through the provision of residential accommodation;
- Car parking – a minimum car parking requirement should be met for the proposed development, understanding the site is located within an existing area of parking constraint;
- Housing – it is desirable that consideration will be given to suitable and appropriate mixed tenure living so as to provide cohesive and sustainable City Centre community living. A mixed tenure development of which a minimum of 50% should be private for sale or rent. A minimum of 10% of the total units should be affordable housing offered to the social rented sector.
- Encourage and strengthen links between the commercial core of the City Centre and the river Lagan;
- Incorporate high quality Public Realm space.

PQQ Submissions

Interested parties should complete the Pre-Qualification Questionnaire (PQQ) if they are interested in seeking qualification for the next stage of the competition.

Further information on PQQ submissions and the PQQ process can be found by visiting eTendersNI - Homepage dashboard (etendersni.gov.uk) CFT ID: LCC-580 entitled "Development of Laganbank Car Park, Lisburn."

The closing date for receipt of PQQ submissions is **Friday 24th February 2023.**



Title

LCCC is registered owner of the freehold title of the site. A title pack containing copies of title to the site is available from the eTenders NI portal.

VAT

We are advised that the site is not registered for VAT and therefore VAT will not be payable in addition to the purchase price.

Financial Considerations

LCCC is required to ensure a sound financial return in any disposal of this asset.

By way of guidance, offers are invited in the region of £1,200,000 (One Million and Two Hundred Thousand Pounds Sterling).

The price will be payable in accordance with the terms of the Development Agreement to be entered into by the Council and the Developer.

Viewing Details / Further Information

The property can easily be inspected externally by visiting the site. For further information, please contact the agent.

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