

Residential Development Land at Ballinderry Road, Lisburn BT28 2QX For Sale

Prime Zoned Residential Development Land (as per Draft BMAP 2015) of approx. 9.18 acres (3.71 hectares)



**Lambert
Smith
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Summary

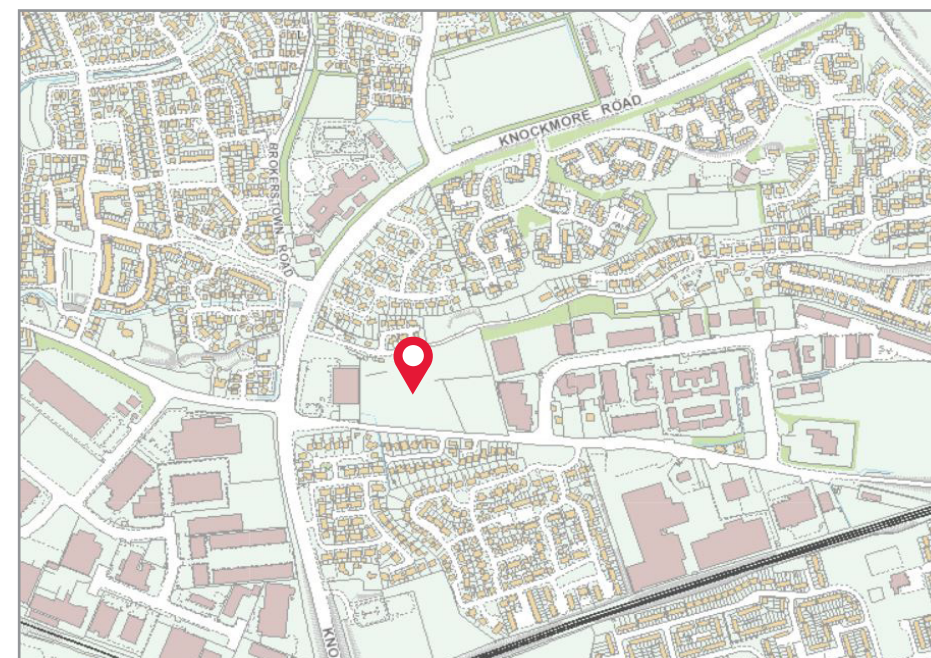
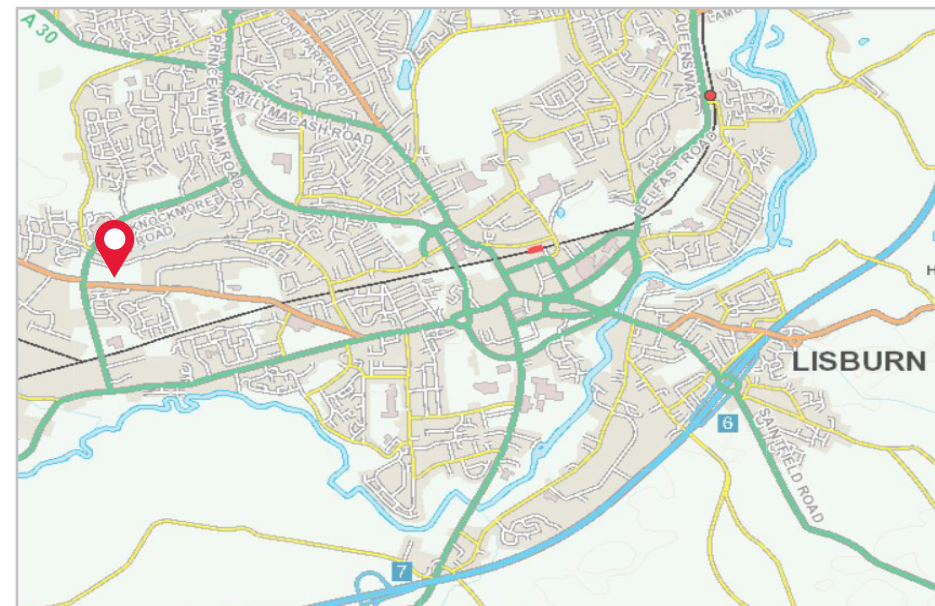
- Prime Residential Development Land in the heart of Lisburn.
- Approx. 9.18 acres (3.71 hectares).
- Zoned Residential Land as per draft BMAP. (Ref: LC 04/05)
- Rare opportunity to acquire a substantial and prime development land holding close to Lisburn City centre.
- Highly sought after residential location.
- Ease of access to Lisburn City centre and surrounding M1 Motorway / A1 dual carriageway networks.
- **We are instructed to seek unconditional offers in the region of £4,050,000 (Four Million and Fifty Thousand Pounds Sterling) exclusive.**

Location

- Prime plot of Residential Development Land located on the Ballinderry Road, close to its junction with the Knockmore Road.
- Located approx. 2 miles west of Lisburn City centre.
- Surrounding area is predominantly characterised by a range of uses including residential, commercial and retail.
- Lisburn City is strategically located within the Belfast City region, only eight minutes by train from the centre of Belfast and 9 miles by car. It is one of the constituent cities that makes up the Dublin-Belfast corridor region with a catchment population of over 2.5 million people and access to two international airports.
- Lisburn has a favourable position on the Belfast - Dublin corridor, being connected by the M1 Motorway, with ease of access through junctions 3, 6, 7 & 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 Plex (Swimming Pool and Leisure facilities) help make Lisburn a popular destination. The popular Lisburn Leisure Park on the A3 Governors Road is only a few minute's drive away which comprises an Omniplex Cinema (14 screens) and the Airtastic Entertainment Centre (Bowling, Laser Tag and Amusements). Food and beverage offerings are from Costa Coffee, KFC, Subway, Bodelines and Del Toro Steak House.
- The well-known Sprucefield Shopping Centre is located nearby, only 3 miles south, via the nearby A1 Hillsborough Road. The centre is anchored by M&S and also includes Next, Boots The Chemist, Pets at Home and Vets for Pets with the food and beverage offering from McDonalds and Costa Coffee. Sprucefield Retail Park is also nearby, anchored by Sainsburys, Argos, Next Home and B&Q.
- Nearby Primary and Secondary Schools in the surrounding area include St Patricks Academy (2 minute drive), St Aloysius Primary & Nursery (2 minute drive), Knockmore Primary School (5 minute drive), Laurelhill Community College (5 minute drive), Killowen Primary School (6 minute drive), Wallace High School (6 minute drive) and Friends School (7 minute drive).

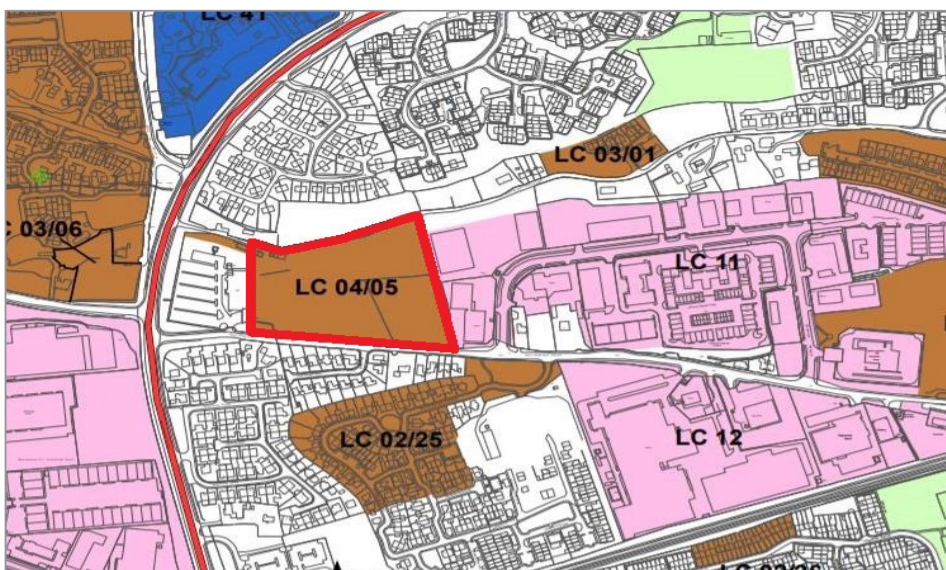
Site Area

Approx. 9.18 acres (3.71 hectares)









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Description

- Extensive Zoned Residential Development Land (as per draft DMAP 2015) holding of approx. 9.18 acres (3.71 hectares).
- Extensive frontage onto the Ballinderry Road of approx. 250 metres.
- Prime location in Lisburn with ease of access to the city centre and the M1 / A1.
- Nearby residential developments include Mornington (opposite) and new build housing at Causeway End Crescent / Road (behind subject lands).
- Home Bargains and the industrial area of Enterprise Crescent is located adjacent.

Planning Considerations

As per draft BMAP 2015, the lands are zoned for Housing (Reference LC04/05). The key site requirements noted in draft BMAP under Ref LC04/05 regarding the site are:-

- *Housing development shall be a minimum gross density of 25 dwellings per hectare;*
- *No development shall take place on the emankment in the northern part of the site. This area shall be safeguarded and managed in accordance with details to be submitted for the approval of the Department;*
- *Trees and hedges shall be retained along the boundary of the site with Ballinderry Road;*
- *A landscaped buffer shall be provided along the eastern boundary of the site, and*
- *Access shall be from the Ballinderry Road.*

As per the Lisburn Area Plan (2001), part of the site is zoned as industrial (ref:LD14) while the remainder of the site being designated as white land.

Title

Approximately 9.18 acres of freehold land that abuts the Ballinderry Road and Causeway End Road, which is offered unburdened and unencumbered subject to an NIE wayleave agreement with vacant possession.

Asking Price

We are instructed to seek unconditional offers in the region of £4,050,000 (Four Million and Fifty Thousand Pounds Sterling) exclusive.

Further Information

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