

# For Sale

Substantial Detached Former Residential Home on Mature Treelined site of 0.8 acres  
**Parklands, 1 Belsize Road, Lisburn BT27 4AL**



**CUSHMAN &  
WAKEFIELD**



**McCOMBE  
PIERCE**



# For Sale

## Parklands, 1 Belsize Road, Lisburn BT27 4AL



### Property Highlights

- Substantial Detached Property on Mature Site
- 8 no. ensuite bedrooms plus staff accommodation
- Suitable for a variety of uses STPP
- Overall site extends to approx. 0.80 acres
- Guide Price £495,000 exclusive

### Location

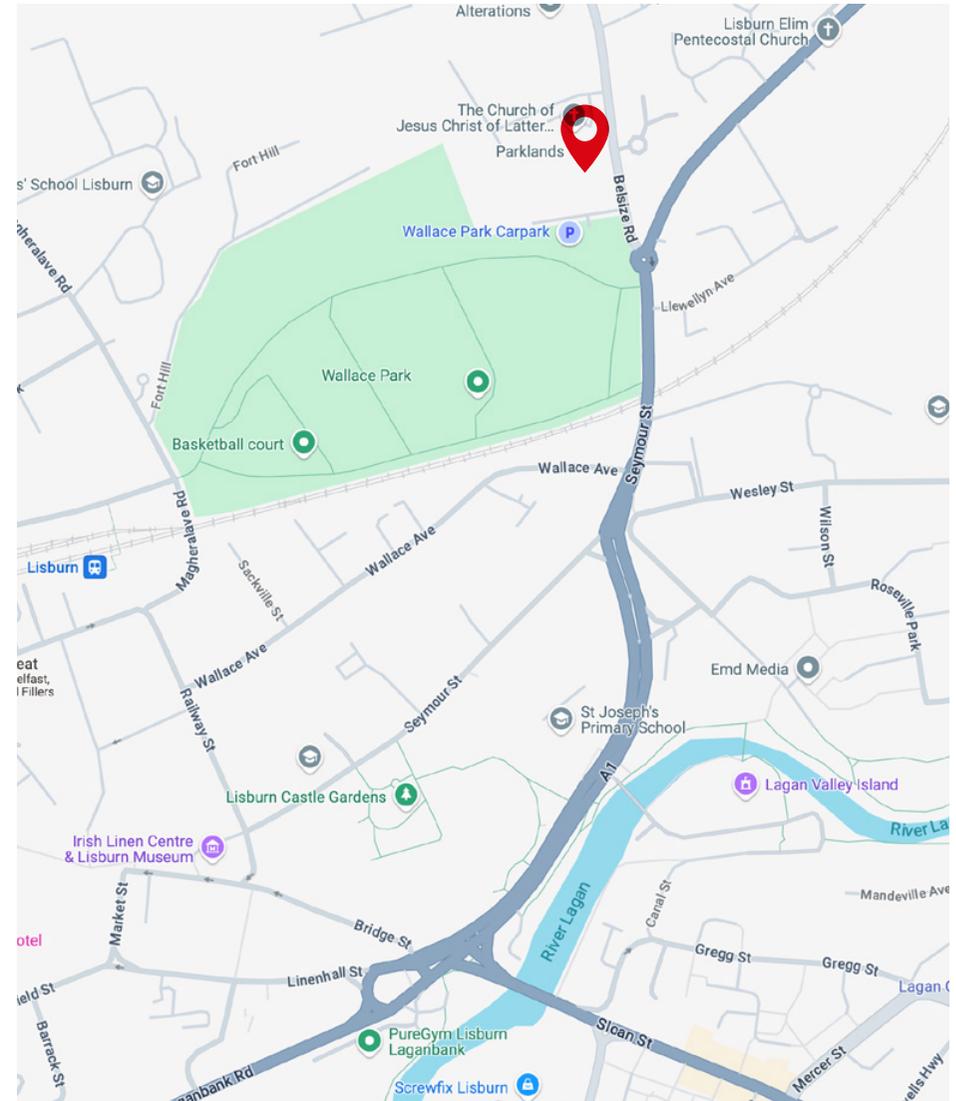
Lisburn is a city forming part of the Belfast Metropolitan Area situated approximately 10 miles southwest of Belfast with a population of c. 52,000 people and a district population of c. 150,000 people (2021 Census). It is easily accessible by road being strategically located just off the M1 motorway and is well served by public transport with excellent bus and rail links.

The property is located just off the Belsize Road at the junction with Parkmount and adjacent Wallace Park. The location provides convenience and accessibility to its residents, affording endless opportunities for exciting things to see and do within the local area. There are an abundance of amenities within the area, from leading primary and post primary schools, a Tesco Superstore, sports & leisure centres and a number of green spaces along with the hustle & bustle of the city centre.

### Description

The property comprises a period style double fronted detached building, a two storey return and two storey annex with staff and storage accommodation. The premises have most recently been used as supported living accommodation and comprise 8 no. ensuite bedrooms, communal kitchen, lounge, sunroom / conservatory and staff accommodation all set in extensive mature private gardens with ample on site parking provision. The premises are finished to a reasonable standard but are in need of refurbishment. The overall site extends to approximately 0.80 acres.

The premises may be suitable for a range of uses such as conversion to apartments, medical uses or refurbishment as a dwelling, Subject to the necessary consents.



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**Accommodation (All areas are approximate)**

The accommodation comprises of the following:

Floor	Accommodation	Sq.Ft	Sq.M	
Ground Floor	Entrance Hall	130.24	12.1	
	Bedroom 1 Ensuite	168.35	15.64	
	Bedroom 2 Ensuite	175.24	16.28	
	Bedroom 3 Ensuite	129.49	12.03	
	Lounge	418.83	38.91	
	Sunroom	209.90	19.50	
	Hall	67.81	6.30	
	W.C			
	Kitchen	175.45	16.30	
	Utility	79.22	7.36	
	Lounge	187.29	17.40	
	Rear hall / Lobby	114.10	10.60	
	Store	50.38	4.68	
	Office	87.83	8.16	
	Garage / Store	211.83	19.68	
	Boiler / Plant	172.00	15.98	
	<b>Sub-Total</b>		<b>2,377.96</b>	<b>220.92</b>



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**Accommodation Continued (All areas are approximate)**

The accommodation comprises of the following:

Floor	Accommodation	Sq.Ft	Sq.M
First Floor	Bedroom 4 Ensuite	176.64	16.41
	Bedroom 5 Ensuite	178.25	16.56
	Bedroom 6 Ensuite	165.76	15.40
	Bedroom 7 Ensuite	176.64	16.41
	Hall / Landing	71.04	6.60
	Hall / Landing Bathroom	106.78	9.92
	Bedroom 8 Ensuite	141.87	13.18
	Office	320.33	29.76
	Staff bedroom	166.95	15.51
	Hall	60.06	5.58
	Storage	156.83	14.57
	Staff Kitchen	83.42	7.75
	Staff Bathroom		
	<b>Sub-Total</b>	<b>1,804.57</b>	<b>167.65</b>
	<b>Total</b>	<b>4,182.53</b>	<b>388.57</b>



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### Planning

The property is located within the development limit of Lisburn and left unzoned as Whiteland as per the Lisburn section of Draft BMAP. It is also located within the Wallace Park Area of Townscape character.

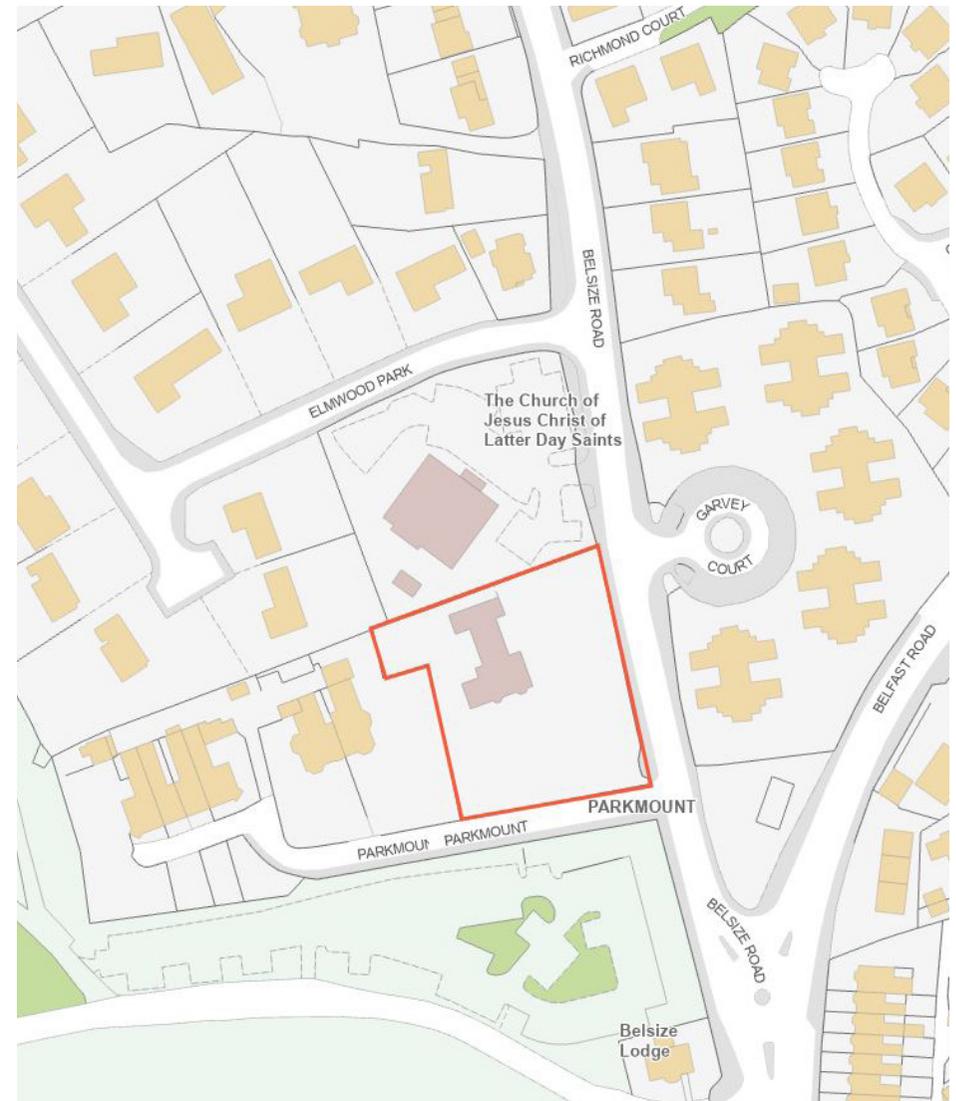
### Sales Details

Guide Price: £495,000 exclusive

Title: We have assumed that the property is held freehold / long-leasehold.

### VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.

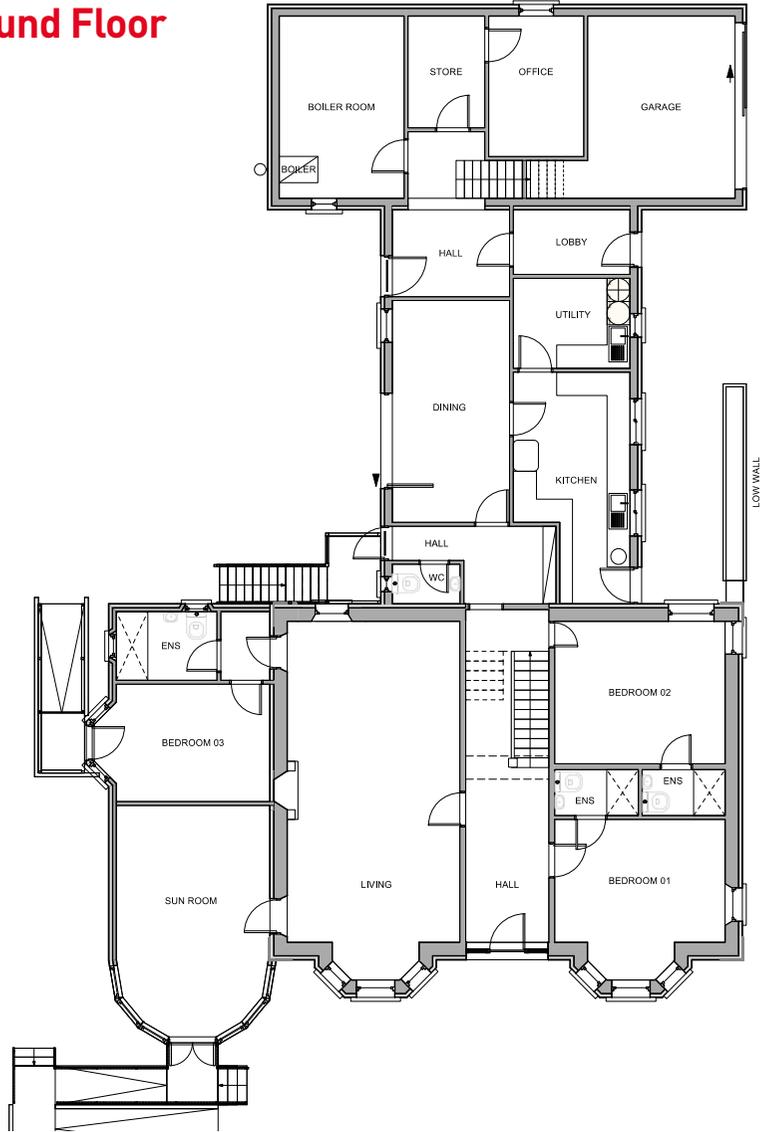


Not To Scale. For indicative purposes only.

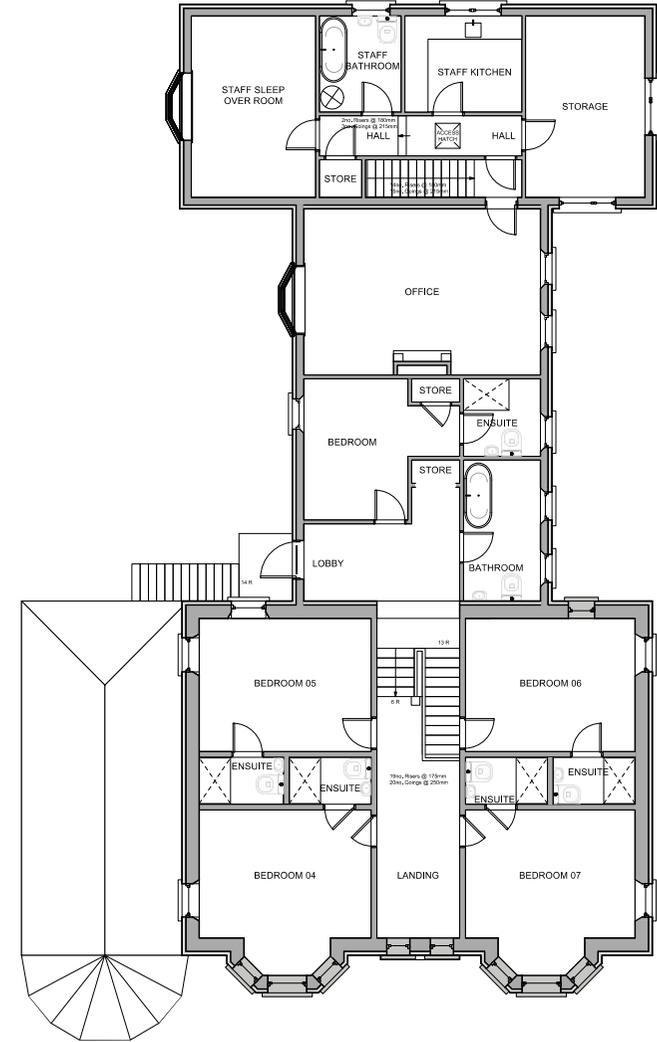
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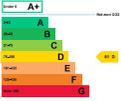
**Ground Floor**



**First Floor**



## EPC

Energy performance certificate (EPC)		
124, Queen Street Lisburn BT27 4JL	Energy rating <b>D</b>	Valid until 4 November 2024
Certificate number: 288-0798-2023-1006-5191		
Property type	C2 Residential Institutions - Hospitals and Care Homes	
Total floor area	442 square metres	
<b>Energy rating and score</b>		
Properties get a rating from A+ (best) to G (worst) and a score.		
This property's energy rating is D.		
		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built	 43 B	
If typical of the existing stock	 119 E	

### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

For more information, please contact joint agents:

#### Martin McKibbin

028 9023 3455

[martin.mckibbin@cushwake-ni.com](mailto:martin.mckibbin@cushwake-ni.com)

#### James Russell

028 9023 3455

[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

#### Billy Scott

028 9023 3455

[billy.scott@cushwake-ni.com](mailto:billy.scott@cushwake-ni.com)



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