



Lot 2

Lot 1

FOR SALE

29 Beanstown Road, Aghnahough, Lisburn, BT28 3QS

Bungalow and commercial building with 'hope value' lands / development potential (Subject to Planning)

Lisney

Features

- Property comprises bungalow, commercial buildings and lands.
- Site area 4.94 acres (overall).
- Offered in one or two lots.
- Lands lie adjacent to development limit.
- Close to ongoing residential development of Thaxton Village.

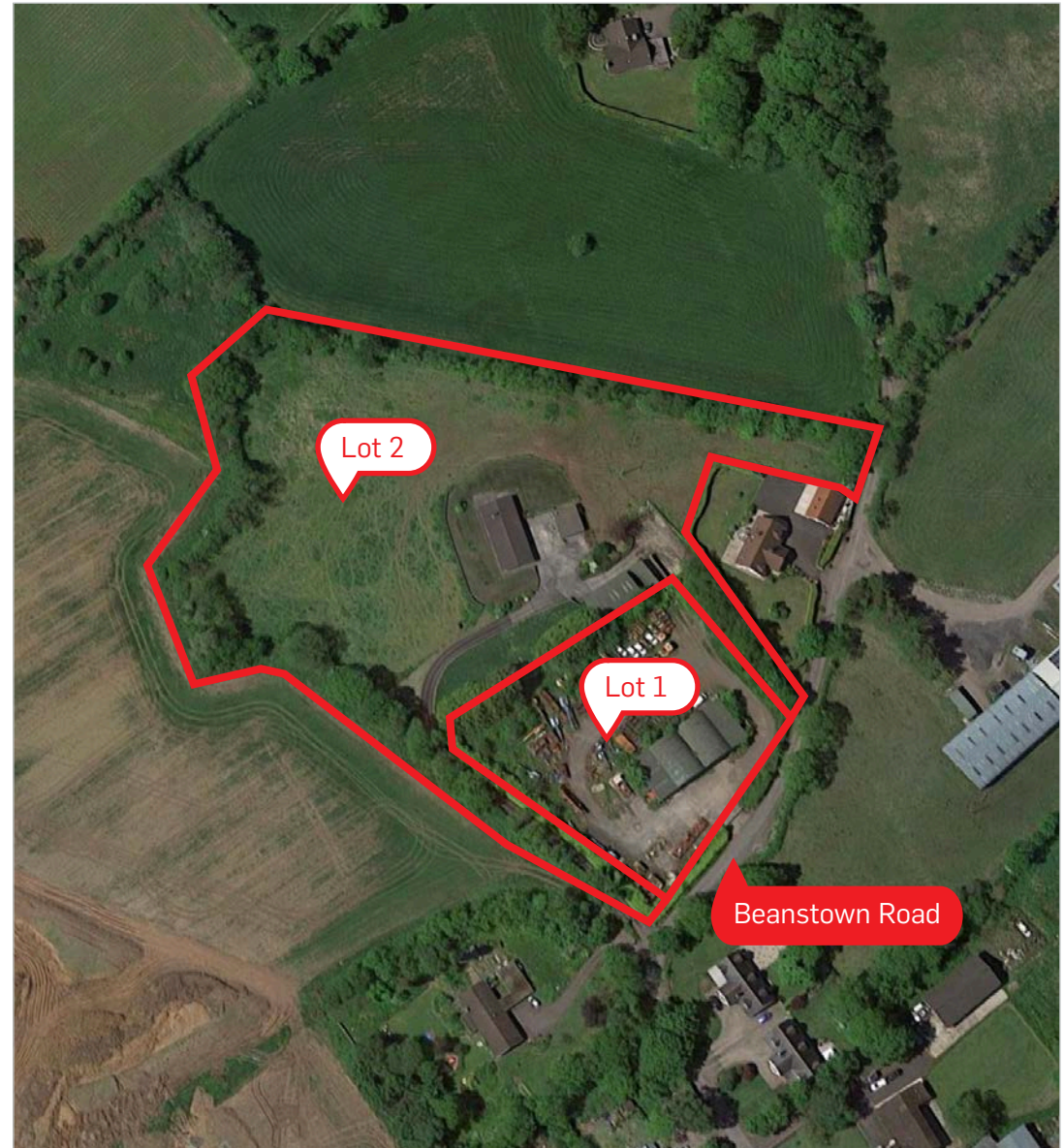
Location

The subject property is situated in a rural location on Beanstown Road less than 3 miles from Lisburn City Centre yet convenient to Belfast City Centre (c. 8 miles), the International airport (c. 13 miles), Dunmurry village (c. 5 miles) and Hillsborough (6 miles). With recent and ongoing residential development in the vicinity the character of the area is rapidly changing.

The Beanstown Road is connected directly to the A30, Glenavy Road which is a main arterial route in Lisburn. The property is located in close proximity to the M1 thus allowing ease of access to the wider motorway network and directly into Belfast.

The immediate area is characterised by a mixture of low density commercial uses and agricultural land with residential development land to the South East towards the centre of Lisburn. Notably, new large scale residential developments such as 'Thaxton Village' are currently underway directly south of the subject property.

Lisburn offers a wide range of amenities including Sprucefield Shopping Centre, Lisburn Omniplex, Bow Street Mall, Lagan Valley Hospital and Wallace Park all of which are easily accessible to the subject. Additionally, Lisburn boasts a range of primary and secondary schools and an extensive public transport network.



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Description

Lot 1

Comprising a commercial, framed building (c 4,100 sq ft) with an extensive surfaced yard, lying adjacent to Lot 2. Site area – c 1.24 acre. Currently accessed from the dwelling and along the Beanstown Road frontage. The property until recently has been used for the storage of plant and machinery.

Lot 2

4 bed detached bungalow with a detached double garage, and an extensive surfaced yard and gardens situated on a large plot. Access is via a private tarmac driveway. Large rear gardens lie behind the bungalow and a barn unit is situated towards Lot 1.

A further laneway offers additional access from the northern end of the site, off the Beanstown Road. Site area is c 3.69 acres.

Component Areas

LOT	DESCRIPTION	ACRES	SQ. M.	SQ. FT.
1	Site area	1.24		
1	Commercial building		380.00	4,090
2	Site area	3.69		
2	Bungalow		140.00	1,500
2	Detached Double Garage		44.12	475
2	Store		81.93	882
	TOTAL	4.94	646.05	6,947

Boundary



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House Accommodation

LOT 1 (BUNGALOW)	SQ. M.	SQ. FT.
Entrance Hall	10.87	117
Cloakroom	2.99	32
Lounge	27.22	293
Dining Room	17.24	185
Kitchen/Dining Area	15.45	166
Lobby	-	-
Utility Room	4.80	51
Secondary Hallway	-	-
Master Bedroom	16.13	174
Bedroom 2	10.24	110
Bedroom 3	10.22	110
Bedroom 4	10.22	110
Bathroom	7.10	76
Total (approx.)	+/- 140	+/- 1,500

Lot 2 - Bungalow



Access Lane



Lot 2 - Bungalow Interior



Lot 2 - Barn



Lot 1 - Commercial Building



Planning (See BMAP Extract)

The subject site lies outside but immediately adjacent to the 'Settlement Development Limit'. Accordingly the overall subject site is considered to be 'hope lands' as future Local Development Plans may consider including the subject within the development limit

There are no previous or active planning applications for this address.

Asking Price

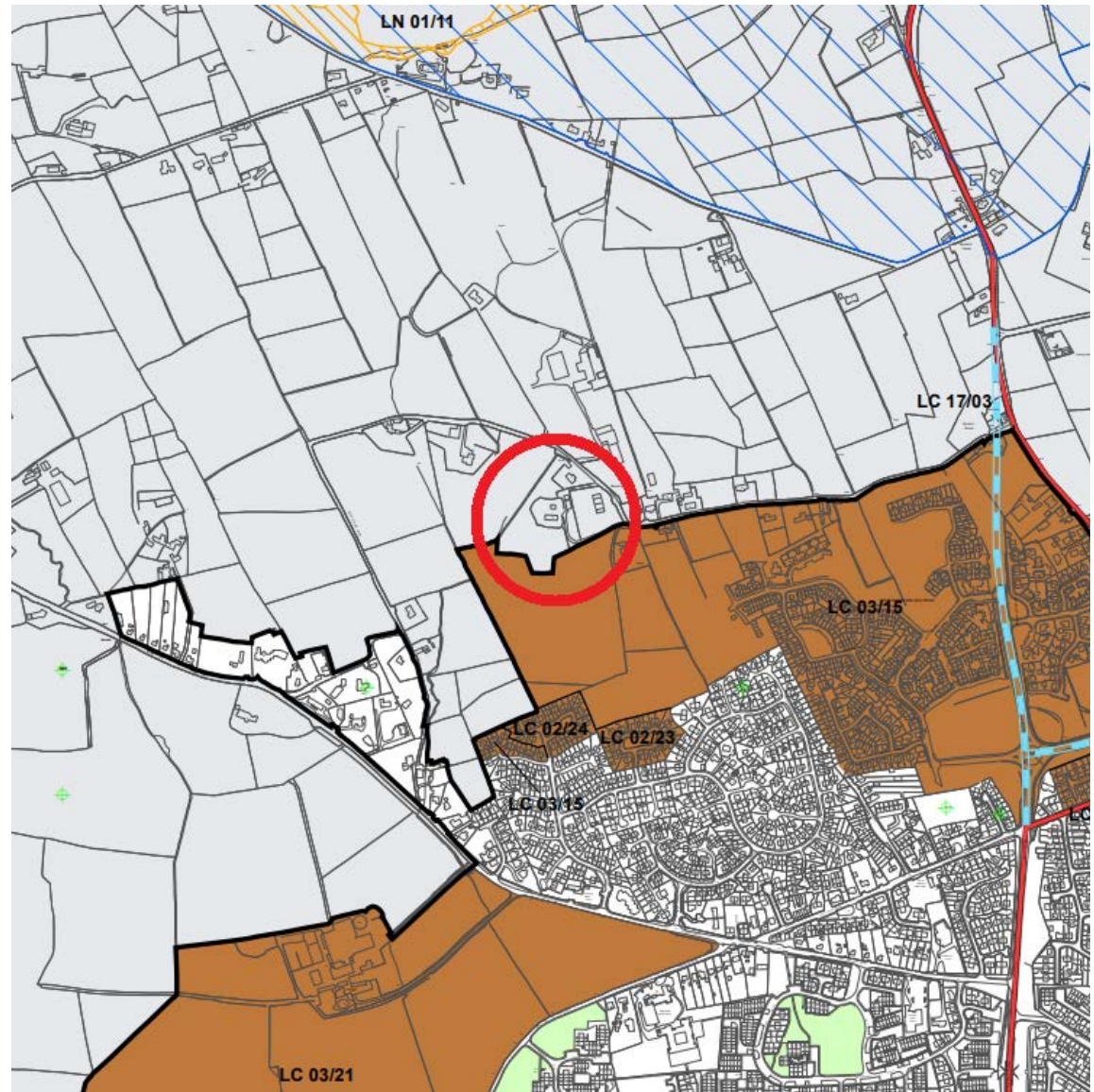
Offers invited in excess of £495,000

Title

Assumed Freehold/Long Leasehold.

EPC (House)

Energy Efficiency rating of C72.



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91		
C 69-80	72	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		



Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

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Joint Agent

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.