



FOR SALE Former Friends Meeting House, 25-27 Maghaberry Road, Maghaberry, BT67 0JF
Unique Residential Development Opportunity on site of c.1.6 acres

Lisney

Features

- Full Planning Permission for residential development of two unique dwellings
- Picturesque setting surrounded by mature trees
- Within walking distance of Maghaberry village
- A site of historic interest

Location

The subject property is located on the eastern outskirts of Maghaberry village, 5.7 miles west of Lisburn, 19 miles south west of Belfast and just over 3 miles from Moira. This is an ideal setting for commuters to Belfast City centre as access to the M1 is just a five minute drive from the subject site.

The village has a population of just c. 2000 occupants and benefits from several small local shops, a community centre, Maghaberry Primary School and a number of churches. The subject properties & lands lie just a 400 metre walk from the centre of the village.

The land is surrounded by open fields on three sides, with Maghaberry Airfield Solar Farm on the fourth side. The land would benefit from the peacefulness of the rural setting.



Description

The subject asset comprises of two properties situated on an attractive plot in a rural village location. The land is accessed from the Maghaberry Road by an existing gated entrance. The two properties are situated at the north end of the land alongside the Maghaberry Road.

The properties sit on flat, mature, well kept land of c. 1.6 acres. The land is bounded by hedgerow and mature trees and is a beautiful, picturesque setting for a dwelling.

The main property is a former Quaker Meeting House constructed between 1780-1799 and currently has **Grade B2 listed status under listing HB19/03/058..**

The property is a single storey building of approximately 2,410 square feet. There is live full planning permission to sympathetically refurbish this building into a 4 bedroom home.

The former stable block is c. 1,268sqft which bounds the site on the Maghaberry Road. The property is derelict with a collapsed roof and is covered in vegetation. There is live, full planning permission to redevelop this property into a 4 bedroom home.

****Please note:** *There is a right-of way from the Maghaberry Road through the centre of the land to connect to the graveyard, which is still in operation. This right of way is to be reserved for Lisburn and Castlereagh City Council to access the graveyard for burials and maintenance. A right of access is also to be reserved for the small layby area fronting the property for parking for funerals and visits. Further details upon request.*

Accommodation

All areas have been measured on Spatial NI and are approximate.

Accommodation	Size
Former Meeting House	2,410 sq.ft (223.9 sq.m)
Former Stables	1,268 sq.ft (117.8 sq.m)
Land	1.6 acres



Planning

The planning permission below exists on the subject land;

Address

Approximately 350m NE of 27a Maghaberry Road,
Maghaberry

Consent Reference

LA05/2015/0488/F and related consent LA05/2015/0489/LBC

Granted

5 August 2016

Expiry

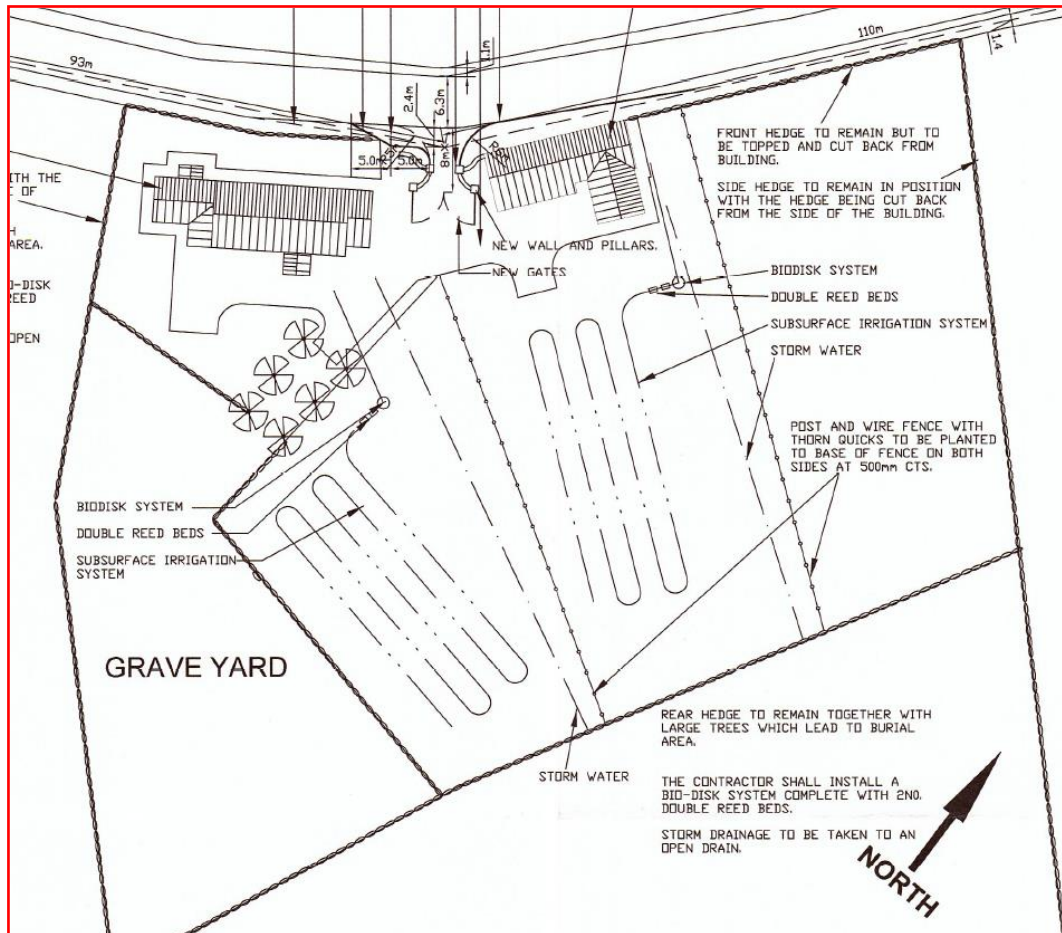
4 August 2021

Description

Change of use and renovation of existing meeting house
and stables to form 2 dwellings.

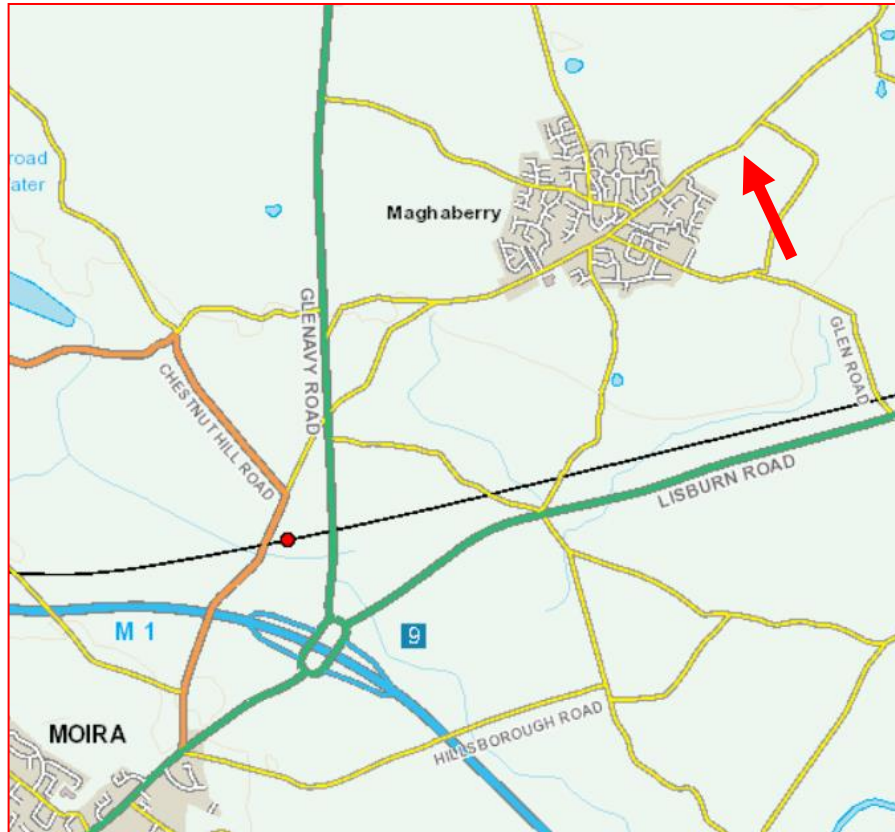
We understand the former Meeting House is to be
sympathetically converted into a 4 bedroom, single storey
dwelling and the former stables are to be redeveloped into a
4 bedroom, single storey dwelling.

**Please Note: All Interested parties are advised to make
their own enquiries into the planning consent.**



Rates

We understand that the properties are no longer assessed for rates.



Title

We understand the property is held on a freehold title.

Guide Price

Offers in excess of £85,000 exclusive are invited

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Stamp Duty

All prices and outgoings are exclusive of but may be liable for Stamp Duty. This will be the responsibility of the purchaser.

Contact

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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/uksi/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 onto any other party, unless we are required to do so by law and regulation.