



MAZE GOLF &  
RACECOURSE

FOR SALE

21 KESH ROAD, MAZE, LISBURN, BT27 5RP

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH OPP FOR 11 NO. HOUSES C 1.3 ACRES (0.53 HA)

Lisney

## Features

- ◆ Property currently comprises a detached bungalow situated on a generous site situated in a popular suburban area, yet convenient to surrounding cities, towns and villages.
- ◆ Site area – c 1.3 acres (0.53 Ha).
- ◆ Outline Planning Approval secured 5 May 2022– LA05/2020/0310/O.
- ◆ Convenient to Maze Golf & Racecourse, Sprucefield, historic Royal Hillsborough and Lisburn city centre.
- ◆ Easy access to the M1 / A1 roads leading to
  - ◆ Royal Hillsborough – c. 3 miles.
  - ◆ Belfast city centre – c. 14 miles.
  - ◆ Lisburn city centre – c. 4 miles.
  - ◆ Sprucefield – c. 3 miles.

## Location (see location map)

Situated in a semi rural location the subject property is in close proximity to local amenities Maze Racecourse / Gowdy's bar and restaurant and has strong infrastructure links to major roads with the M1/A1 junction at Sprucefield nearby.

The property fronts Kesh Road, which is predominantly residential in character, and lies adjacent to a number of recent small scale residential developments which have attracted strong sales profiles.

## Description

Property currently comprises a detached bungalow situated on a flat, broadly rectangular site of c 1.3 acres (0.53 Ha) and is being offered with the benefit of Outline Planning Approval for 7 detached and 4 semi-detached houses ranging in size from 1100 sq ft to 2050 sq ft.

## Title (see boundary map)

Understood to be held Freehold.

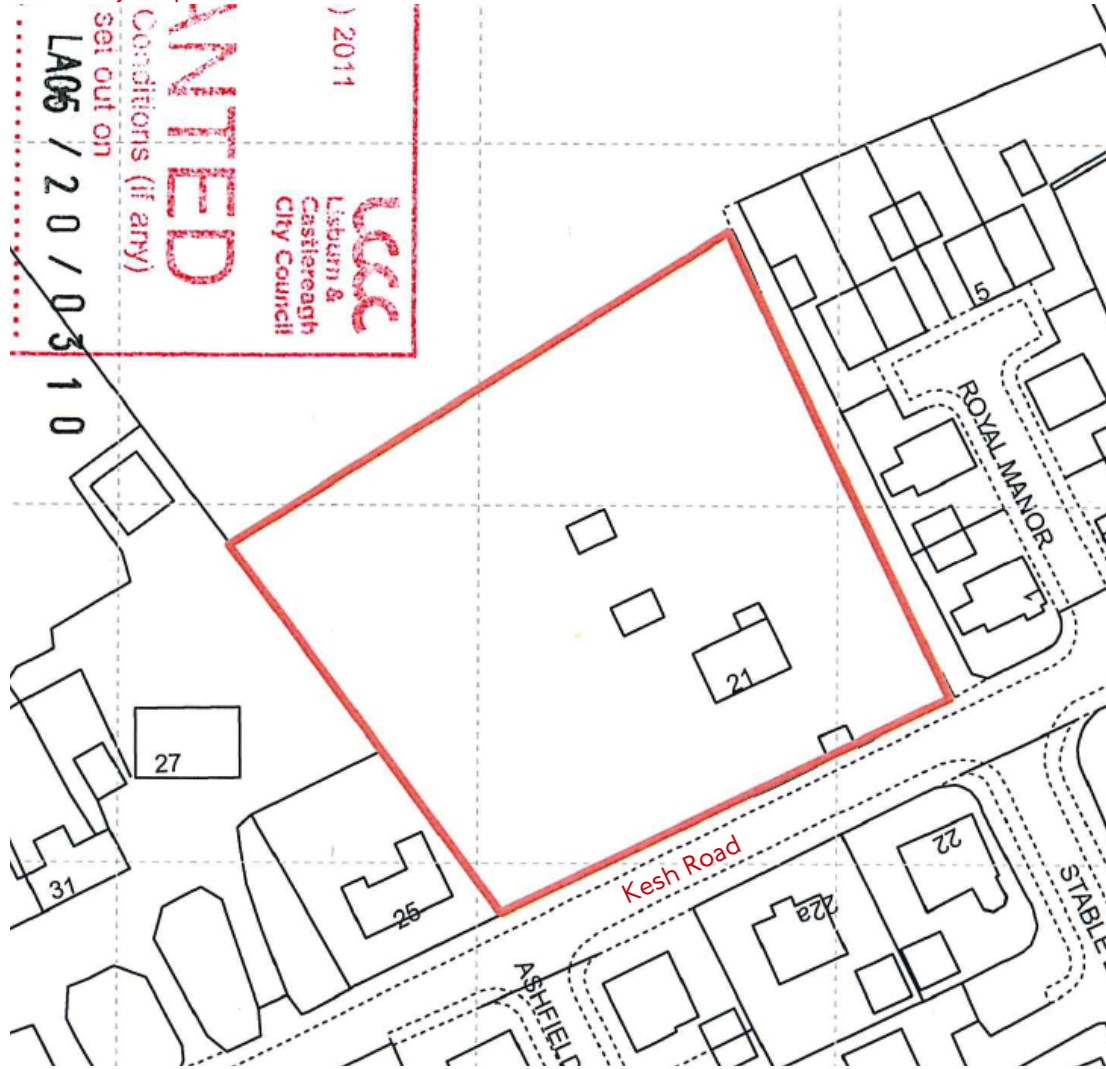
## Planning (see approved site layout plan)

Ref	Address	Application Type	Decision	Date
LA05/2020/0310/O	21 Kesh Road, Maze	Outline	Approved	5 May 2022

Approval - 11 detached houses and garages

Plot Number	Floor Area - Sq Ft
1	1500
2	1500
3	1530
4	1100
5	1100
6	1100
7	1100
8	2050
9	1500
10	1500
11	1720
<b>Total</b>	<b>15,700</b>

Boundary Map



Location Map

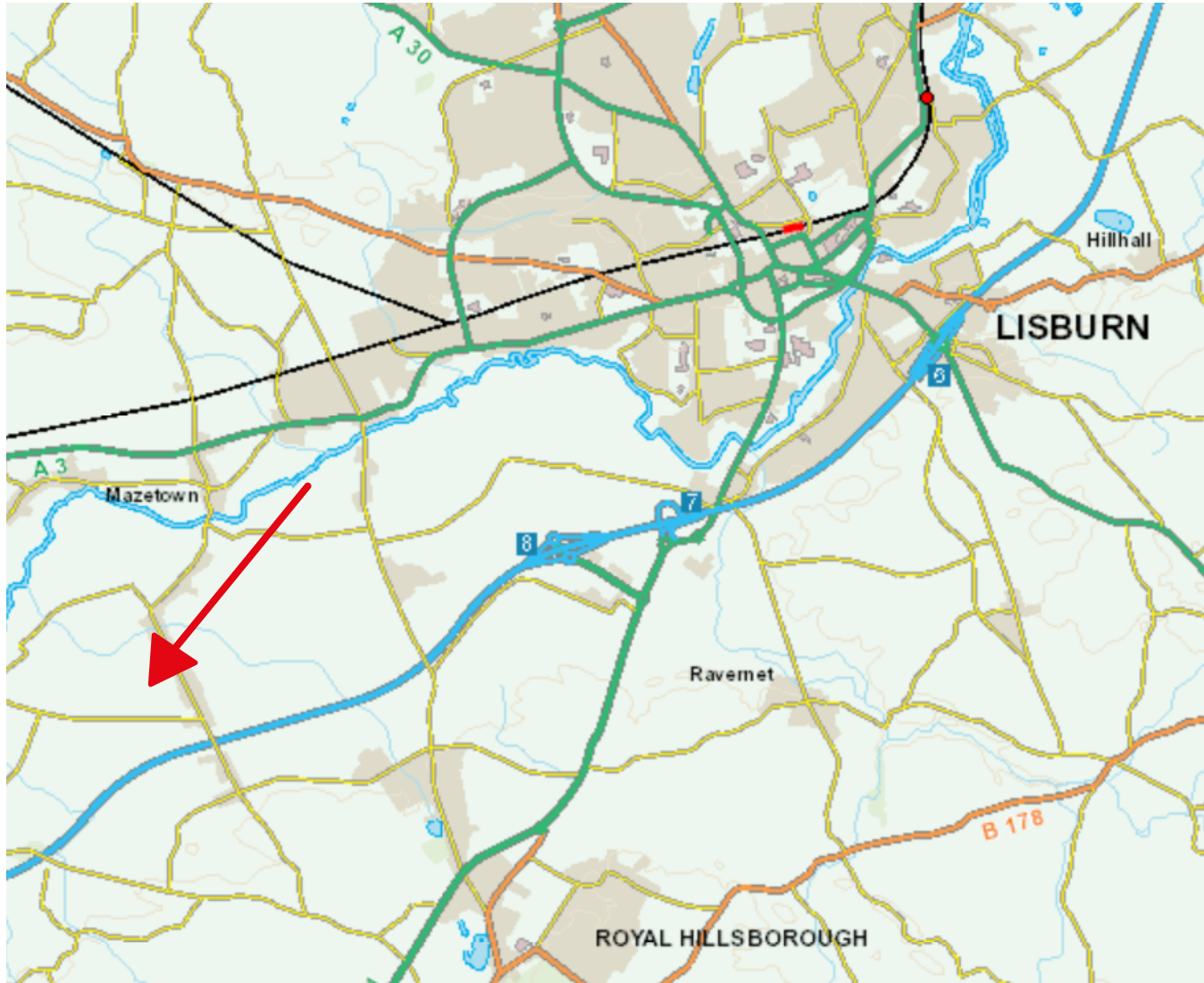






APPROVED SITE MAP





## Guide Price

Offers invited in excess of £500,000.

## Stamp Duty Land Tax

Will be the responsibility of the purchaser.

## Contact

Strictly by appointment with the sole Selling agent.  
For further information please contact:

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Further information is available at [www.lisney.com](http://www.lisney.com)



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