

**FOR SALE**

**66 Old Manse Road and Lands to rear, Jordanstown, BT37 0RX**  
**UNIQUE RESIDENTIAL DEVELOPMENT SITE - C. 1.2 ACRES (STPP)**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY. THE YELLOW HIGHLIGHTED AREA/HOUSE IS NOT INCLUDED IN THE SALE



## FEATURES

Property currently comprises an existing house with extensive lands to rear, accessed off a private lane

Prime residential development opportunity in the heart of Jordanstown (STPP)

Site area – c 1.2 acres

Beautiful walled garden with trees around the perimeter shielding the site from neighbouring properties

Exclusive setting in a mature residential location

### LOCATION

The property is situated in Jordanstown, an affluent and sought-after location just 6.6 miles north of Belfast City Centre.

The area is served by an excellent road network along the Shore Road / M2 into Belfast and Carrickfergus. Accessibility is further enhanced with Jordanstown Railway Station nearby offering the possibility of a 15 minute train journey into the City Centre.

Whiteabbey Village is within easy walking distance which provides local amenities including shops, restaurants and bars. Both Hazelbank Park and Loughshore Park are close to the subject offering attractive coastal walks. Nearby schools include Belfast High School, Whiteabbey Primary School and Greenisland Primary School.

The subject dwelling and lands are accessed via a private lane (which is included in the sale) at the junction of Old Manse Road and Glen Road.





## DESCRIPTION

Property comprises a detached dwelling with extensive lands to the rear.

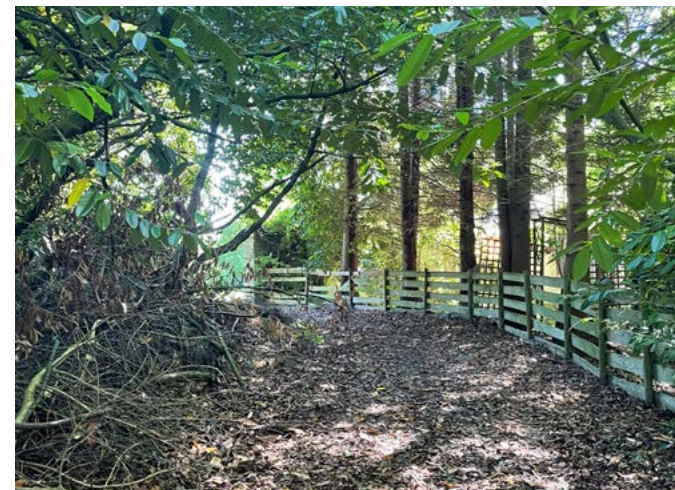
The sale of the subject represents one of the few remaining opportunities to acquire a unique development opportunity, subject to planning, in the highly desirable location of Jordanstown.

The lands previously formed part of the Estate of Glen House. Many features of this past use remain, including the original walls of the walled garden and the orchard in the south east corner of the site.

Further detached dwellings, in separate ownership, are located nearby to the north, east and southern boundaries, with woodland to the western boundary.

The subject dwelling and lands are accessed from a private laneway off the Old Manse Road. The laneway is owned by the vendor and is included in the sale. Numbers 62 & 64 Old Manse Road are accessed via the laneway over a right of way.

The dwelling sits on a modest plot at the northern end of the subject and comprises a detached 3 bedroom bungalow with double garage and parking for 2 vehicles. The accommodation includes a kitchen / dining room, 3 no. bedrooms (one with a shower), a generous sized lounge, a bathroom and a separate toilet. The bungalow requires refurbishment but benefits from three phase electricity and underfloor heating.



**Vehicular access to walled gardens/lands from lane**



**PLANNING**

We understand that there are no current nor historic planning applications relating to the subject.

The property is however located within the development limit and is zoned as 'white' land.

**ACCOMMODATION**

	SQ Ft	SQ M
Bungalow	1,163	108.08

	AC	HA
66 Old Manse Road Plot	1.10	0.040
Walled Garden (inc. its access)	1.00	0.405
Shared private lane	0.10	0.040
	<b>1.2 Ac</b>	<b>0.485 Ha</b>



















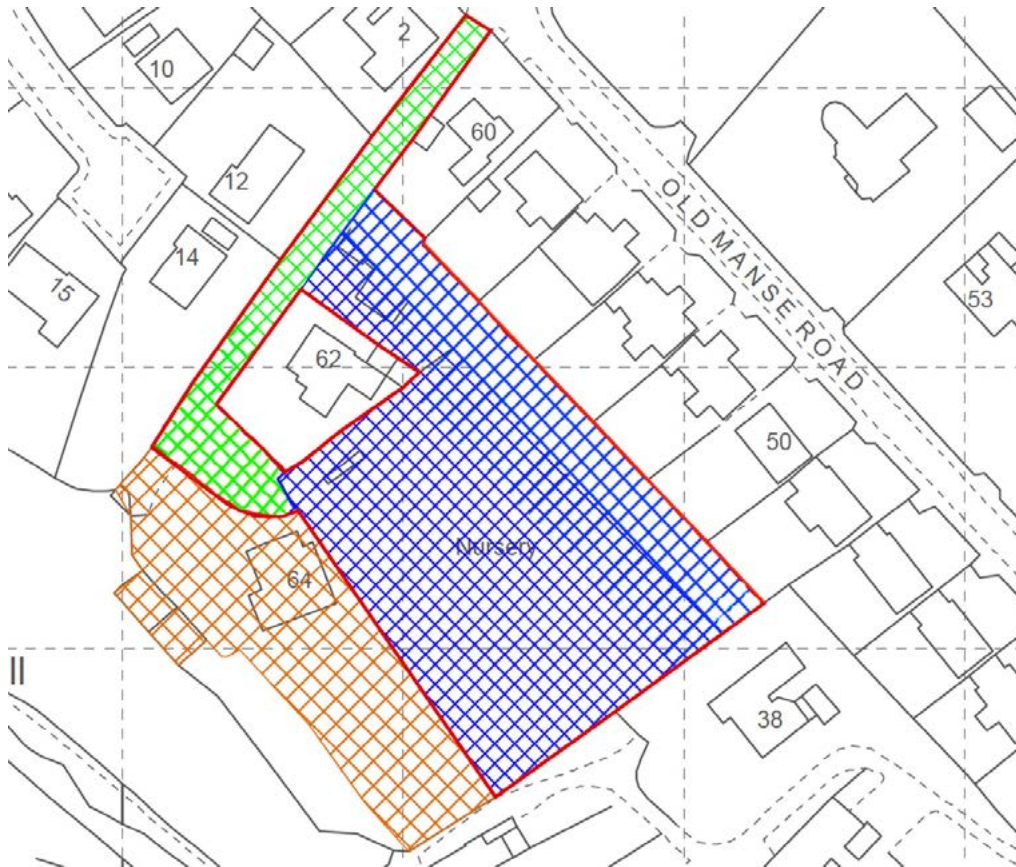


## TITLE

We understand that the property is held Freehold.

We understand Numbers 62 & 64 benefit from a Right of Way over the private laneway and are to contribute, in proportion to the number of users thereof, towards the cost of the repair and upkeep of the laneway.

Please Note: The sale will also include the freehold reversion on the lease of number 64. The Lease is for a term of 900 years from 15th November 1973 subject to a yearly rent of five pence (if demanded).



## KEY

DARK BLUE:

Number 66 & Walled Garden.

GREEN:

Laneway and vehicular access.

ORANGE:

Freehold Reversion of a 900 year lease on No. 64. Please note the property is not included in the sale.

**For Indicative Purposes Only**



## **RATES**

66 Old Manse Road:	
Capital Value	£185,000
Rate in the £ 23/24	£0.008748
Rates Payable	£1,619

## **STAMP DUTY**

This will be the responsibility of the purchaser.

## **VALUE ADDED TAX**

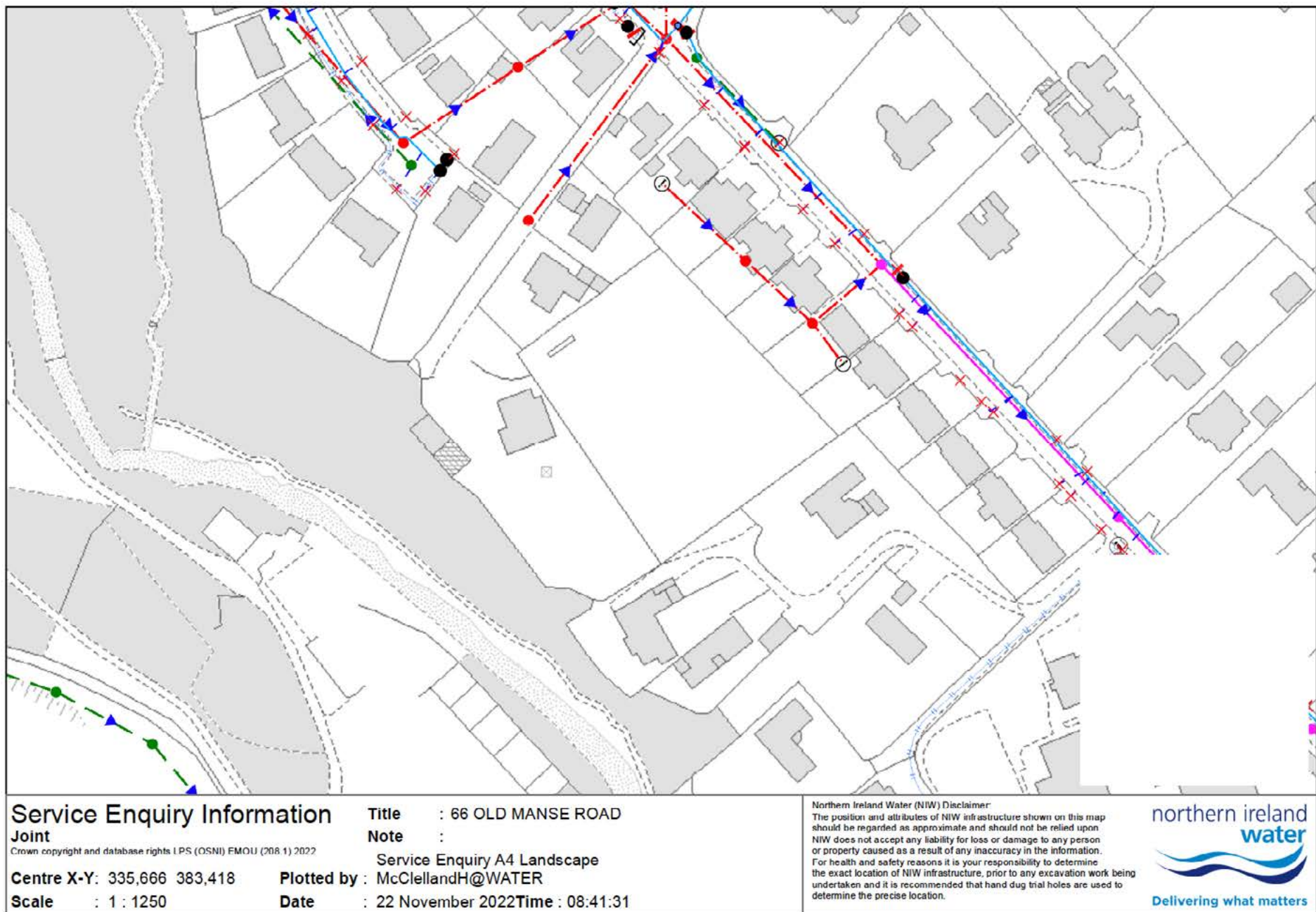
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## **SALE PRICE**

£550,000 exclusive.





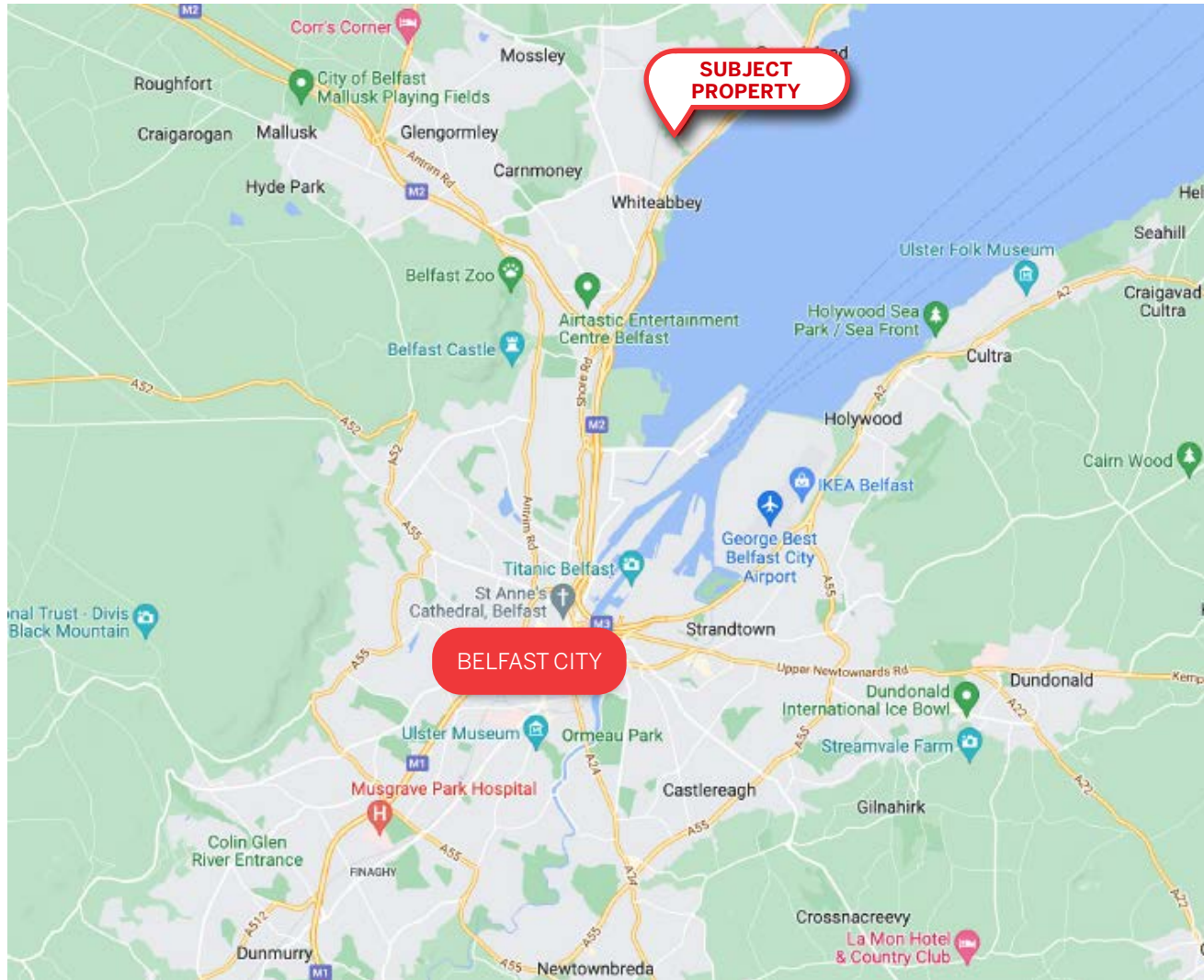








## LOCATION



## EPC

The property has an Energy Efficiency rating of G8. The full Certificate can be made available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	81 g	171 g

**Lisney**  
COMMERCIAL REAL ESTATE

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