

**FOR SALE**

Former Ballygolan Primary School, 41-83 Serpentine Road, Newtownabbey, BT36 7HB  
**POTENTIAL RESIDENTIAL DEVELOPMENT LAND OF C. 1.9 AC (STPP)**

**Lisney**

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OUTLINE FOR INDICATIVE PURPOSES ONLY



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## FEATURES

Potential development site (STPP)

Land of c. 1.9 acres in close proximity to Belfast City Centre

Located within a thriving residential area

Secure and level site

### LOCATION

**The subject land is situated on the Serpentine Road, just 5 miles north of Belfast City Centre, 3 miles south of Glengormley and 1 mile west of Abbeycentre and the surrounding retail parks.**

Serpentine Road is a curved road running between the Antrim Road and the Whitewell Road, two main thoroughfares in Newtownabbey.

The area is predominantly residential with excellent transport links into Belfast and the surrounding areas.

Local amenities include Hazelwood College, Abbeycentre and Cavehill County Park, which are all within walking distance.

### DESCRIPTION

The subject land comprises c. 1.9 acres (c. 0.77 hectares) of land which formerly housed Ballygolan Primary School.

We understand the Primary School was demolished around 2020, leaving rubble which has been levelled.

The land benefits from several access points including pedestrian and vehicular gates onto both Vandyck Gardens and Voltaire Gardens, along with pedestrian accesses onto Serpentine Road.

The majority of the land is flat, offering an ideal, level site for residential development, subject to obtaining all necessary consents.

The entire site is secured by metal palisade fencing, with trees / shrubbery lining the perimeter of the southern and western boundaries.



FOR INDICATIVE PURPOSES ONLY









**VIEW LOOKING SOUTH**

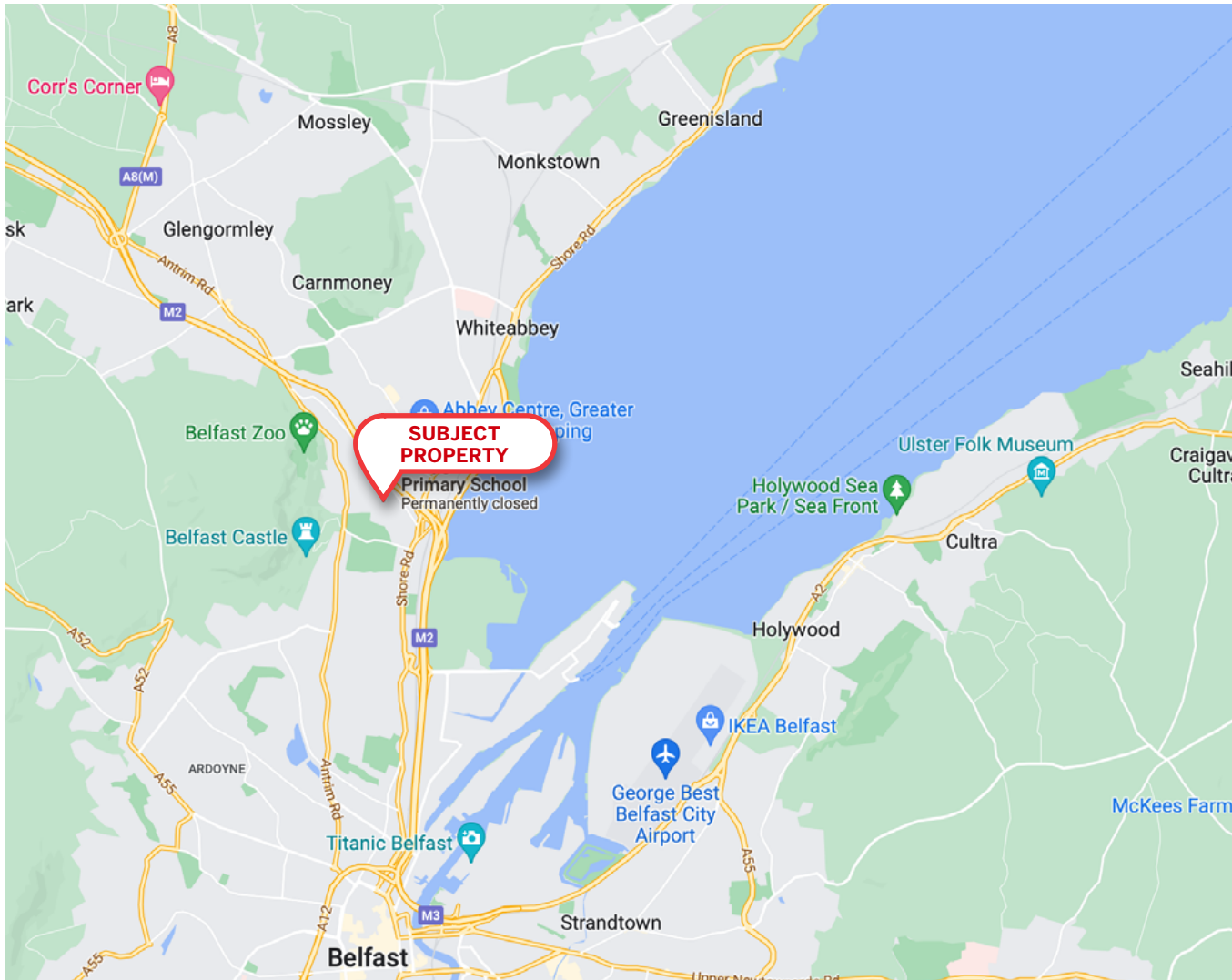




**VIEW LOOKING NORTH**







## ACCOMMODATION

Approximately 1.9 acres (0.77 Hectares).

## PLANNING

We understand the land is within the development limit and is zoned as white land.

There are no live planning permissions on the land.

Previous applications on the land related to the now demolished primary school.

## TITLE

We understand the land is held on a long leasehold basis of 9900 years from 1st May 1925. A ground rent of £78 is payable per year.

## SALE PRICE

£500,000 exclusive.

## VAT

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

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### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

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