

**FOR SALE**

# Land at Governor's Road, Lisburn

POTENTIAL RESIDENTIAL DEVELOPMENT SITE OF CIRCA 1.6 ACRES IN LISBURN TOWN CENTRE (STPP)

# Lisney

COMMERCIAL REAL ESTATE

BOW STREET MALL

BOW STREET

LONGSTONE STREET

LISBURN LEISURE PARK

LAGAN VALLEY HOSPITAL

OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Land of c. 1.6 ac (0.647 ha)

Rare plot to come to the market in Lisburn City Centre

Zoned as white land

Listed as a 'Development Potential Site' in the Lisburn Area Plan

Potential for alternative uses (STPP)

### LOCATION

The subject property is located in Lisburn City centre, approximately 8 miles southwest of Belfast.

Lisburn is a popular commuter city due to the close proximity to Belfast, Antrim & Craigavon, along with the excellent transport links to the west and south of Northern Ireland along the M1.

The subject land is just 500m from Bow Street and is accessed from Manor Road, a residential street leading from Hillsborough Road, running between Governor's Road and Chapel Hill / Bow Street.

The southern and western ends of the land face onto Governor's Road, one of the main thoroughfares running through the city.

The following surrounds the property:

- North Manor Road, NIE substation (not within our boundary), Manor House Aged Care Fold and Lisburn Town Centre
- East Terraced dwellings, a Funeral Parlour and a Dental Surgery
- South Governor's Road, Lisburn Primary School and Lagan Valley Hospital
- West Governor's Road and Lisburn Leisure Park

### DESCRIPTION

The subject land comprises of c. 1.6 acres (0.647 hectares) of undeveloped land in Lisburn Town Centre. The land varies in topography and rises in the centre of the site.

The land is bounded by mature trees and hedging on the southern boundary and it is noted that this strip of land has been retained by Roads Service / DfI. This strip of land provides a sound barrier between the busy Governor's Road and the subject land.

The access to the land is on the northern boundary, from Manor Place.



## ACCOMMODATION

The land extends to approximately 1.6 acres (0.647 hectares).

## PLANNING

After reviewing Planning NI, we note that there are no live, expired or historic planning applications or permissions on the land.

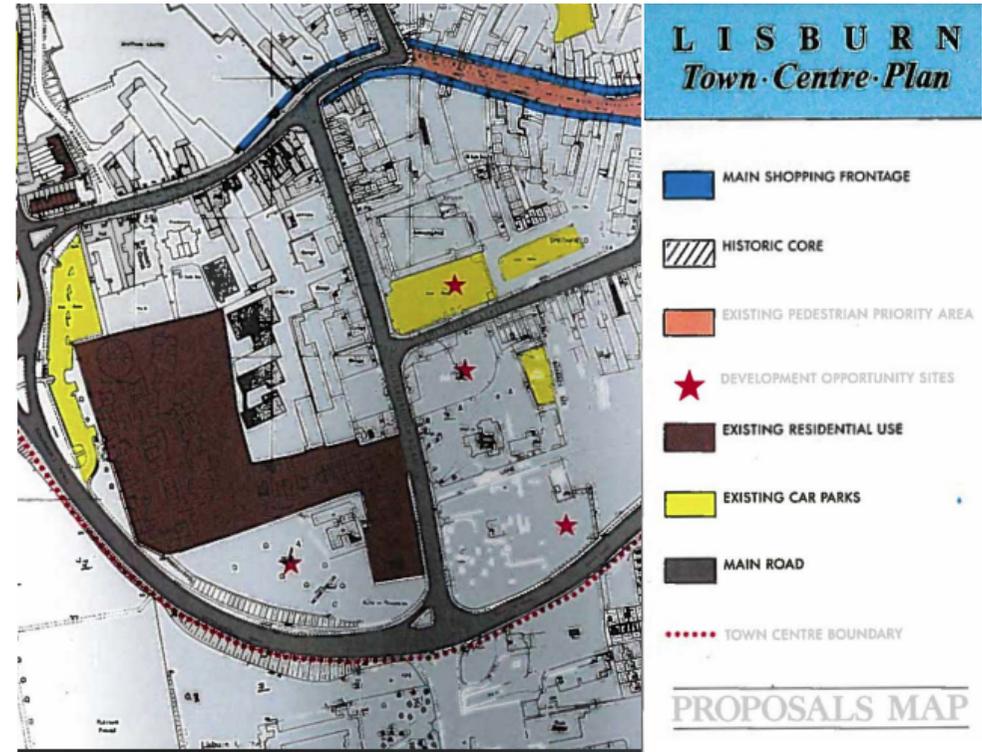
From a review of the Lisburn Town Centre Plan (image on top right), the land is within the Town Centre Boundary and was listed as a Development Opportunity Site. The land directly to the rear of the subject land is 'Existing Residential Use'. The plan states;

*'Expansion of Town Centre housing stock will be favourably considered and a number of sites have been identified as suitable for residential development, these are at Castle Street, Manor Drive'.*

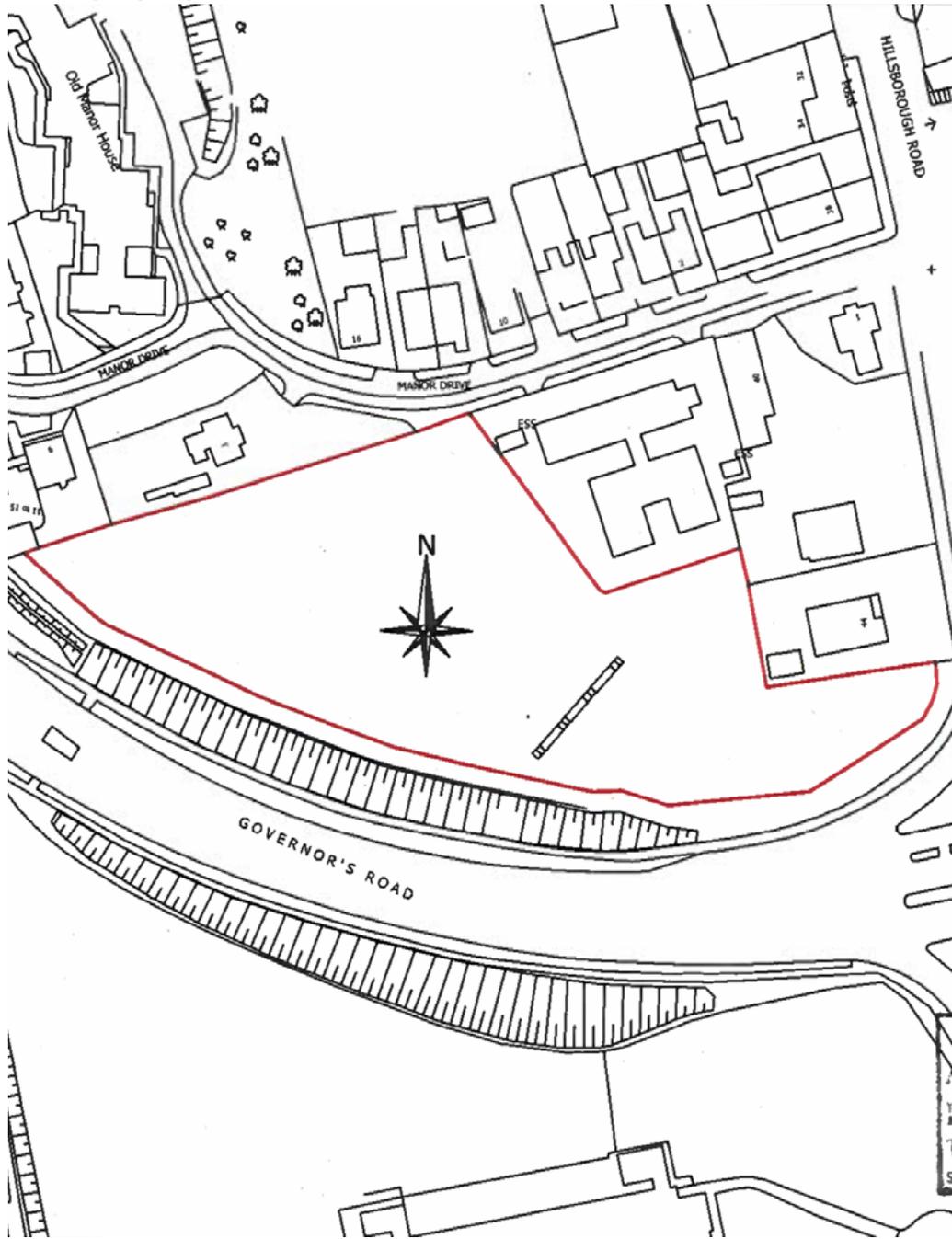
*'Vacant ground between Manor Drive and Governor's Road offers scope for a housing scheme which takes account of the existing steep gradient on part of the site, mature vegetation and likely access requirements'.*

We note there is a Tree Protection Order (TPO) on the entirety of the land (please see extract from the TPO plan on bottom right).

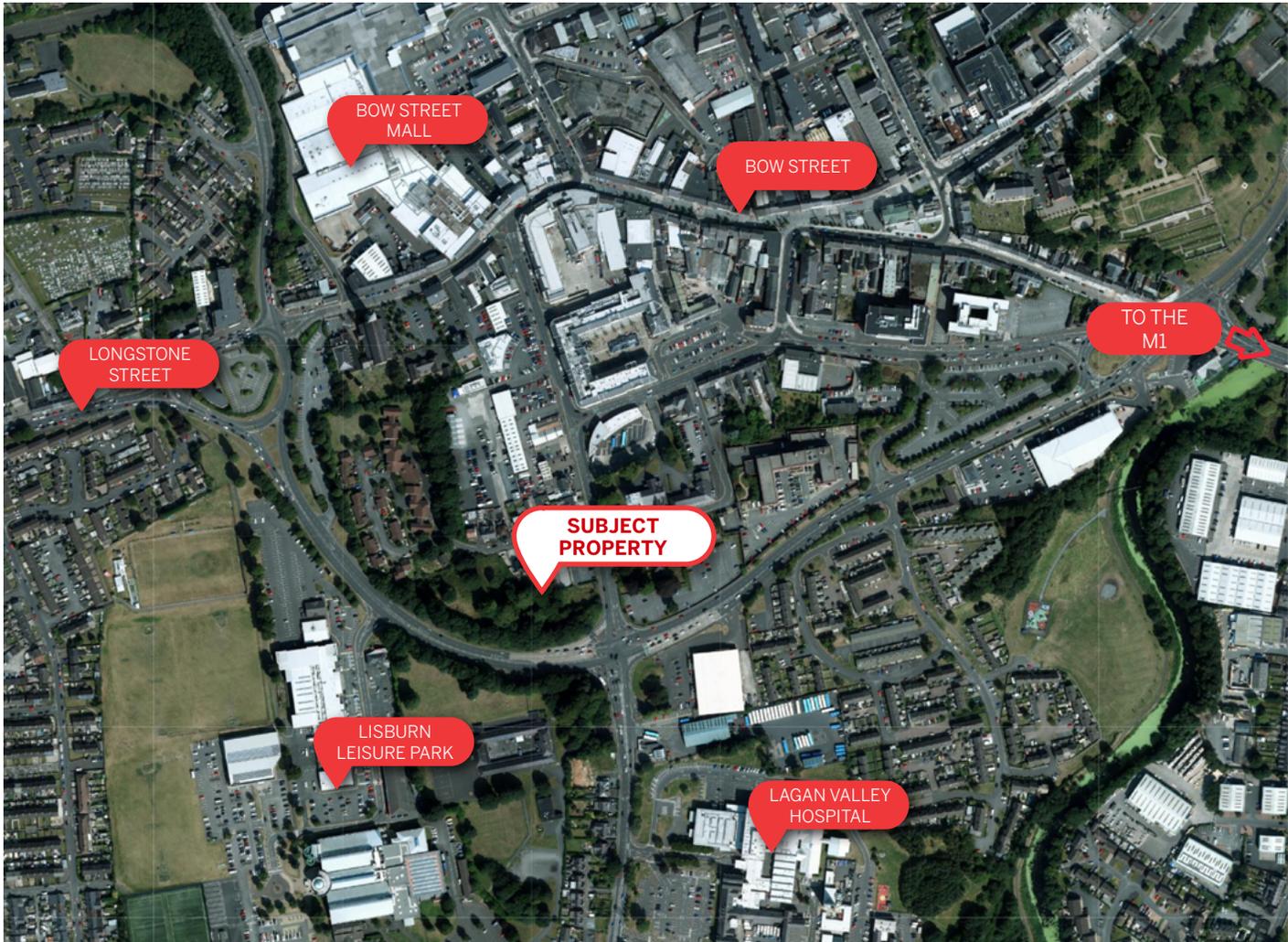
Under the TPO, the following cannot be done without Council permission; cut down, uproot, top, lop, damage or destroy trees. The TPO Order has been amended to detail that the trees circled in red are excluded from the TPO and can be felled if so desired.



Land Registry Map



## LOCATION



## PRICE

Offers around £340,000.

## TITLE

Freehold.

## VAT

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

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

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.

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