

FOR SALE

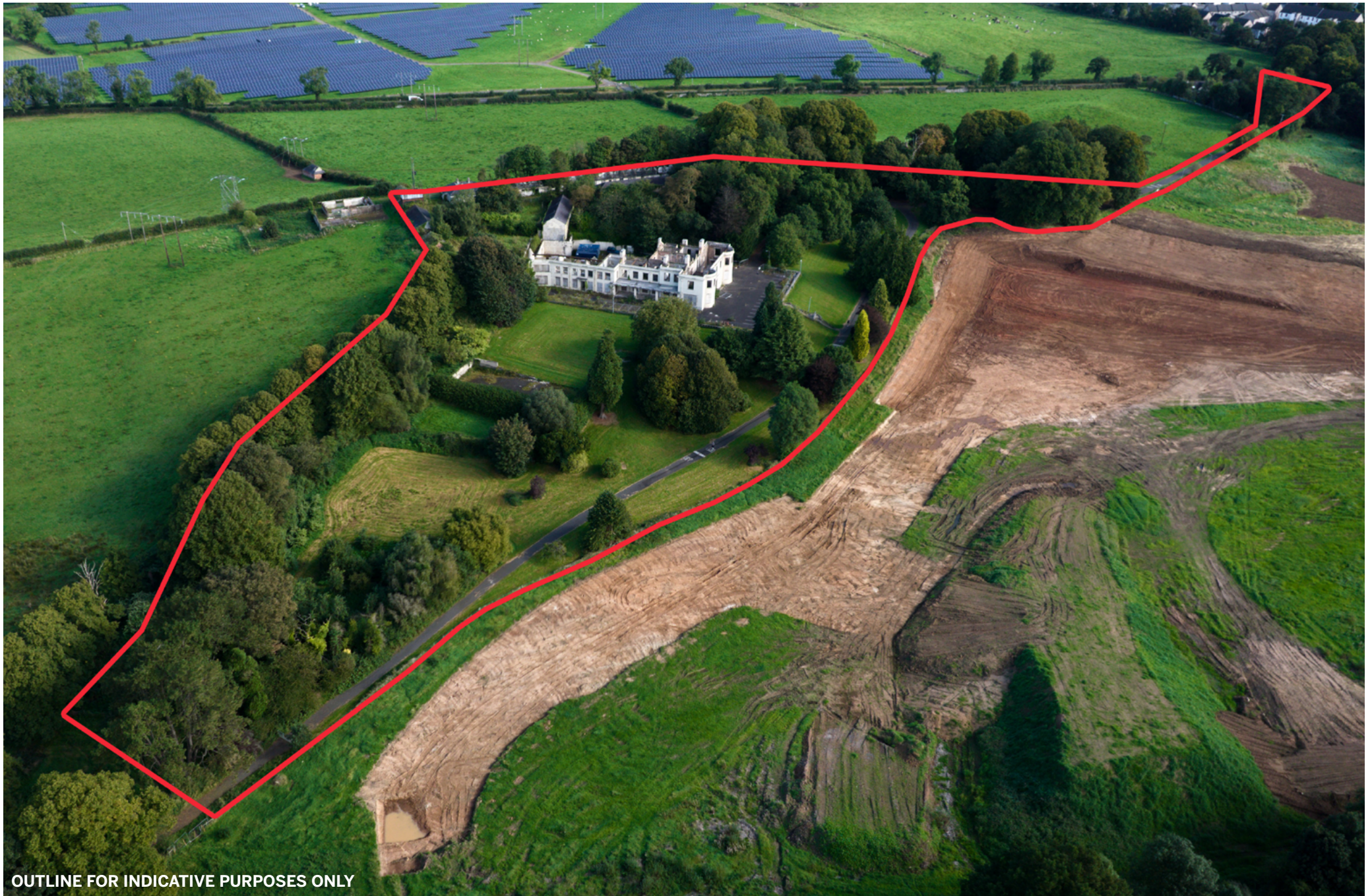
Lissue House, 31 Ballinderry Road, Lisburn, BT28 2YG

LANDMARK PROPERTY ON LANDS OF C. 8.6 ACRES WITH DEVELOPMENT POTENTIAL (STPP)

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OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

A historical, landmark property

Impressive former Manor House

Rural location but just minutes from Lisburn City Centre

Great refurbishment potential

Residential development potential (STPP)

Beautiful, mature landscaped grounds

Suitable for various uses (STPP)

Click for Lissue House Promotional Video



LOCATION

Lissue House is located on the outskirts of Lisburn City Centre, lying between the Lissue Road and the Ballinderry Road, just 2.5 miles west of the City Centre and 10.5 miles south west of Belfast.

Lissue House is located in a semi-rural position, with residential uses and commercial uses to the east of the land and agricultural land to the north, south and west.

The access to Lissue House is from the Ballinderry Road.



DESCRIPTION

Lissue House is an imposing, 2 storey (with basement) former country house, originally built c.1805. The property is a Grade B1 listed building and sits atop a hill offering elevated views over the surrounding countryside and Lisburn. The property has suffered considerable damage as a result of a fire around 2016.

There are numerous outbuildings including a gatehouse, stables, former residences, classrooms and ancillary space set amongst the lands, along with a former tennis court and walled garden.

The land is extremely picturesque and comprises large grassed areas, mature trees, shrubbery and hedging.

We understand that the land is designated as a Local Landscape Policy Area and a Site of Local Nature Conservation Interest.

There are no Tree Protection Orders in place on the land.



LISSUE HOUSE





OUTLINE FOR INDICATIVE PURPOSES ONLY

ACCESS



Access Road



Access from Ballinderry Road

LISTED BUILDING STATUS

Grade B1 Listed

Listing date: 23/5/1989

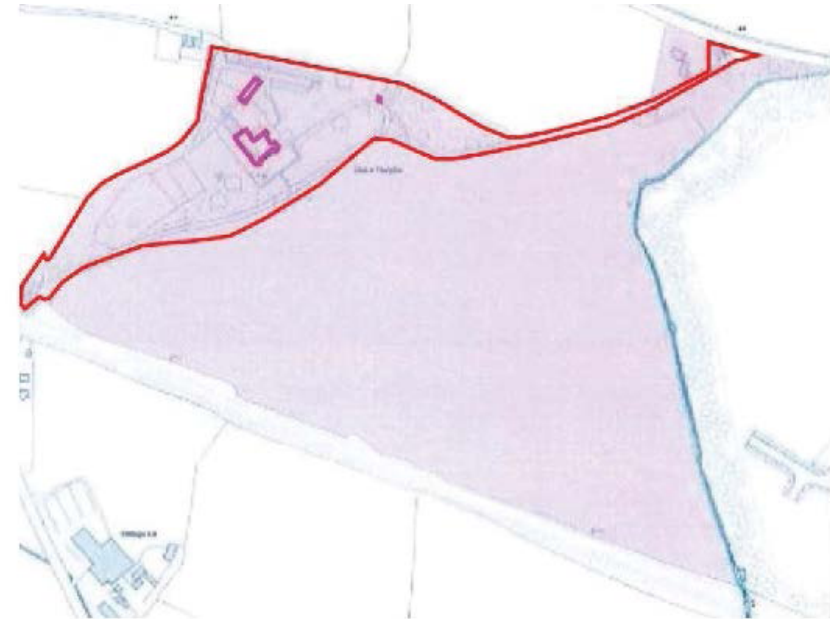
Extract from Listed Buildings Database;

The house originally dates from c.1805 and was improved in the 1830s, the 1850s, (by Thomas Jackson), the 1900s and in the 1920s.

A detached symmetrical three-bay two-storey rendered former country house, originally built c.1805, remodeled c. 1900. Originally a Georgian country house, the property was adapted during the mid twentieth-century to institutional use as Belfast Hospital for Sick Children. Despite lying empty and derelict during the late twentieth-century and losing some original fabric due to refurbishment by the current occupants, the house retains its impressive front elevation with two bows and fine Ionic portico.

Set in rolling countryside and once part of an extensive estate including outbuildings, stable yard, offices, walled garden, gate lodge and lime kiln it is an important former gentleman's seat and of significance to the heritage of the Lisburn area.

The listed Building Pink Wash Plan can be seen below.



Listed Building - Pink Wash Plan

OUTBUILDINGS



Former Stables on the northern boundary of the land



Gatehouse on Ballinderry Road



Plot of land over which the expired planning permission for two dwellings lies

ACCOMMODATION

	Sq Ft	Sq M
Lissue House	17,350	1,612
Former Classrooms	3,315	308
Stables	8,140	756
Former Nurses Accommodation	3,470	322
Gatehouse	600	55.7
Land	8.6 acres	3.48 hectares



GROUNDS



Lands



Lime Kiln



Former Walled Garden



Steps leading up to Lissue House

PLANNING

- Under the Lisburn Area Plan 2001, the land falls outside the Lisburn development limit.
- Under the 2004 Draft BMAP, the land falls inside the Lisburn development limit.
- Under the 2015 BMAP, the land is outside the Lisburn development limit.

This BMAP was found unlawful and the area reverted back to the Lisburn Area Plan 2001, however the policies in the Draft BMAP may still be taken into account in planning applications. As far as we are aware, no objections were received on the draft zoning.

We note that the site is designated as a Local Landscape Policy Area (LLPA) and a Site of Local Nature Conservation Interest (SLNCI) in the Belfast Metropolitan Area Plan 2015.

Under the LLPA, the following features contribute to the environmental quality, integrity or character of the area;

- Listed Building and its surroundings – Lissue House Hospital and formal parkland.
- Belts of mature trees, which provided landscape edge definition to the western extension of the Lisburn urban area.

We note the following key point under the SLNCI;

- Planning permission will not be granted for development that would be liable to have an adverse effect on the nature conservation interests of a designated SLNCI.

We are aware of the following previous planning application;

S/2011/0666/F - Lands at Lissue House 31 Ballinderry Road Lisburn.

- Granted: 31 May 2013.
- Expiry: 30 May 2018.

- 2 no dwellings and detached garages to replace formerly occupied residential development and misc outbuildings (renewal of previous approval S/2008/0805/RM).

This application superseded two past applications for the same use under applications S/2002/0783/O and S/2008/0805/RM.



PLANNING

A Report was undertaken by Hamilton Architects as to the feasibility of development on the site.

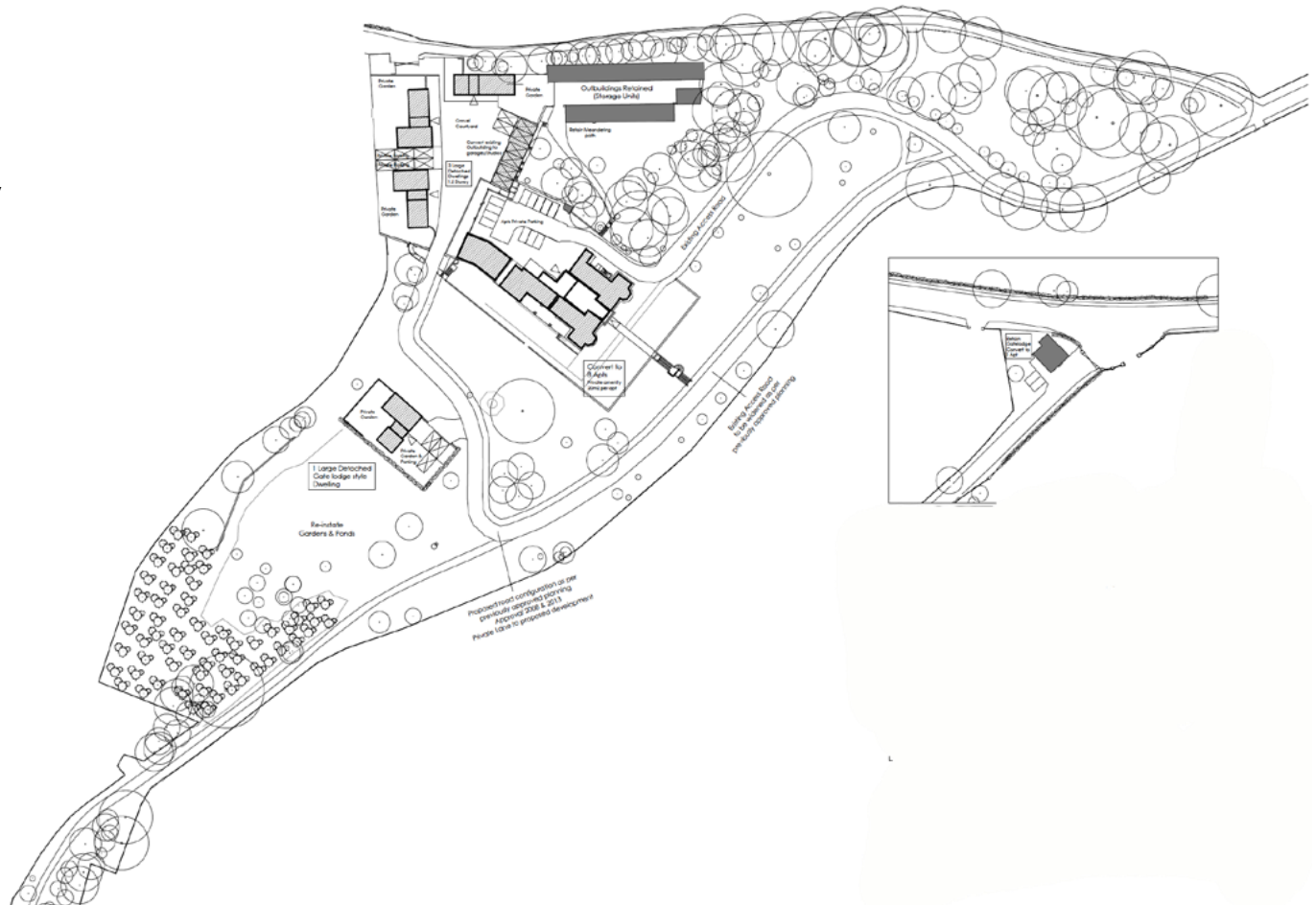
The report provided the information below. Please note, the information below is for indicative purposes only and we recommend that all parties undertake their own due diligence in relation to planning and development.

The existing access from Ballinderry Road can serve approximately 116 vehicle movements per day.

The number of vehicle movements could be improved up to 500, however this would involve works upon lands not currently under ownership.

Using the 116 vehicular movements per day, Hamilton Architects have shown a potential density as below and adjacent;

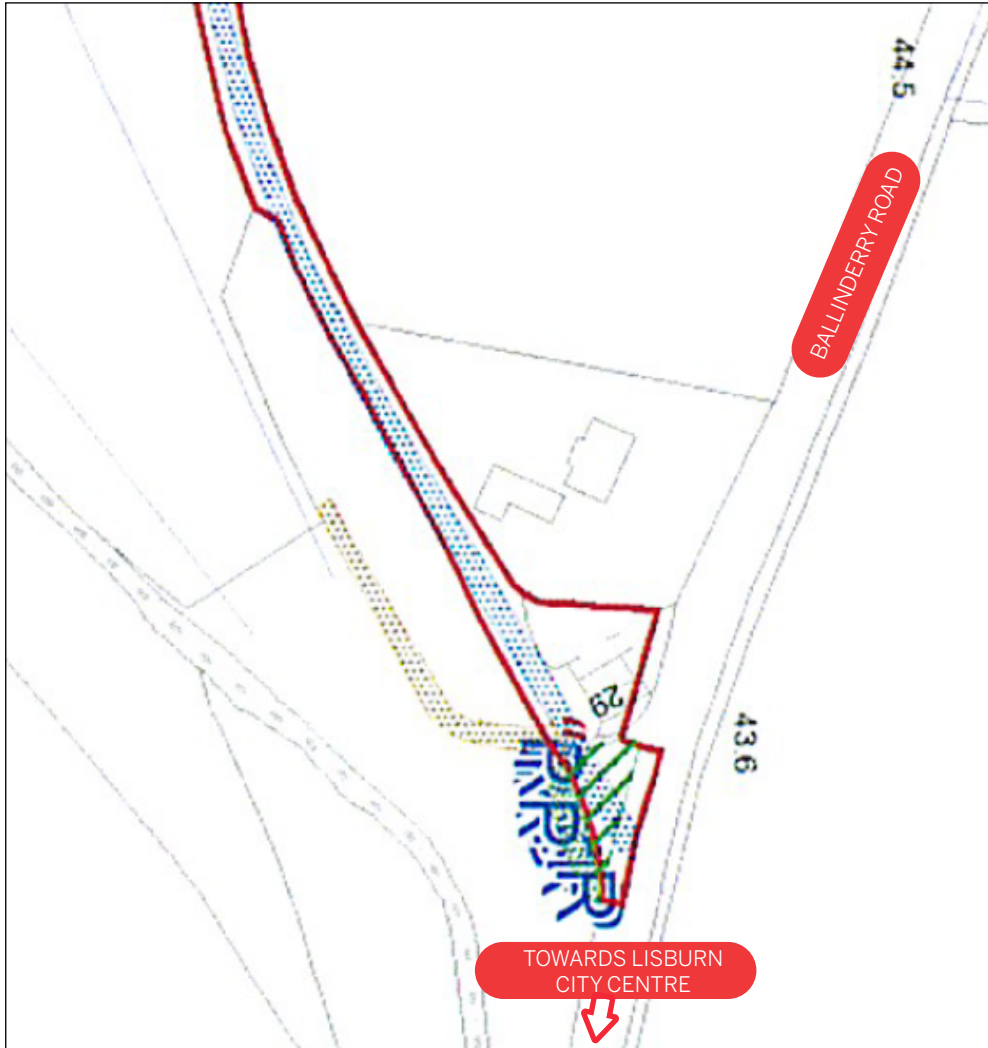
- Lissie House – conversion to 8no apartments
- 3no detached dwellings to the rear of the site
- 1no detached dwelling on the former tennis court
- Conversion of the gatelodge to a dwelling



TITLE

Registered Freehold Title. We are aware of a title issue on part of the gatehouse and part of the land fronting onto the Ballinderry Road.

We understand this portion of land is under third party ownership. An extract from the Folio map showing the extent of our boundaries is below, outlined in red.

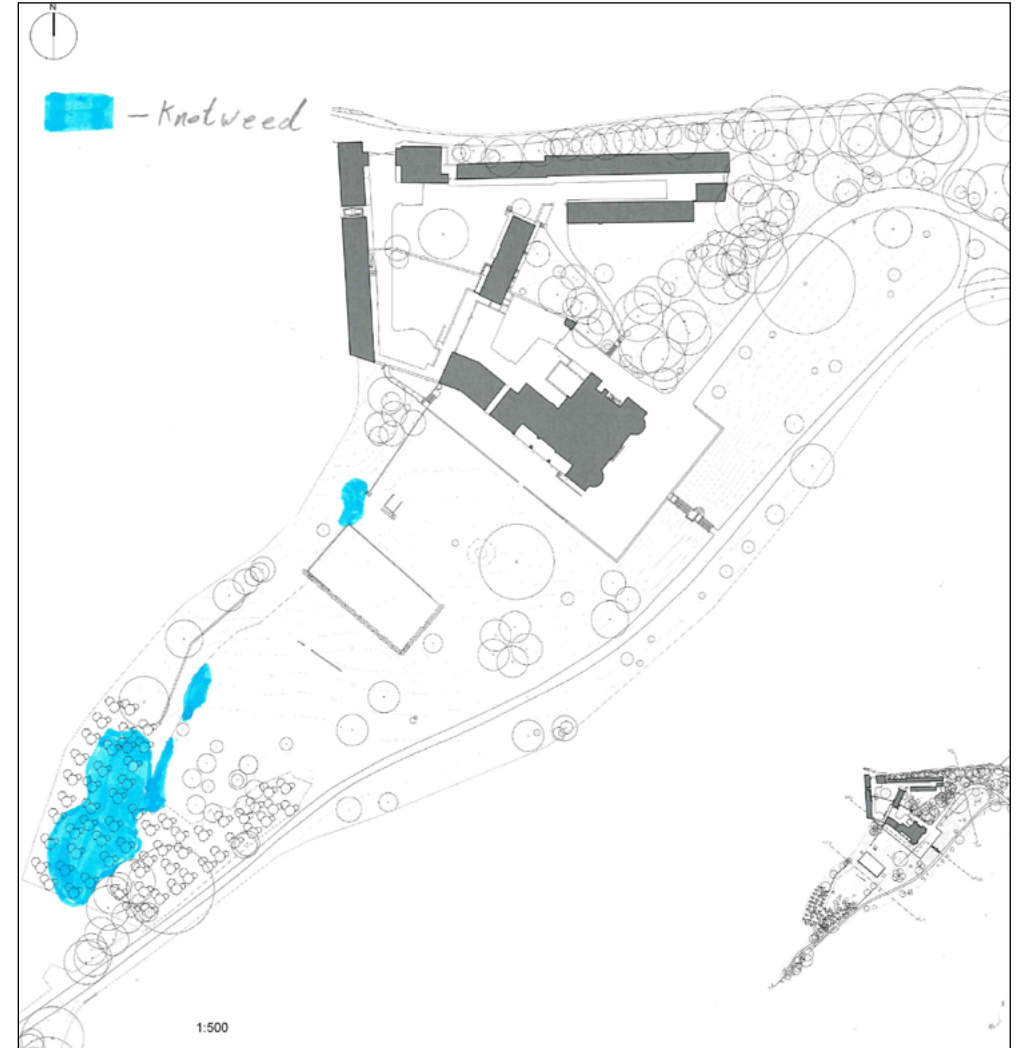


JAPANESE KNOTWEED

We have been advised of the existence of Japanese Knotweed on the land.

We have been provided with the plan below showing the approximate locations of the Knotweed.

We understand that the vendor has been treating the Knotweed over the past year.







LOCATION



RATES

The property is not currently subject to rates.

PRICE

Offers around £525,000 exclusive.

STAMP DUTY

Stamp Duty will be the liability of the purchaser.

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.

Lisney

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