

FOR SALE

11 Haddockstown Road, Upper Ballinderry, Lisburn BT28 2LP

3-BED BUNGALOW / POTENTIAL REPLACEMENT DWELLING SITE (STPP)

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Site of c. 0.4 acres with dwelling of c. 1,300 sq ft

Countryside location within commuting distance to Antrim, Lisburn, Lurgan and Belfast

Great refurbishment opportunity

Potential site for replacement dwelling (STPP)

Within minutes drive of M1 & A26

LOCATION

The subject property is located in Upper Ballinderry, just 8.5 miles north-west of Lisburn and circa 22 miles west of Belfast. The location is within ideal commuting distance to Lisburn, Lurgan, Antrim and Belfast.

The property is situated on the corner of the junction of Haddockstown Road and Station Road. The site benefits from a rural, countryside location but close to all local amenities.

DESCRIPTION

The subject property comprises a vacant 3-bed dwelling on a plot of circa 0.4 acres.

The land comprises a square shaped site with frontage to the Haddockstown Road and Station Road.

The land is well bounded by tall conifers on the north and east boundaries with hedging to the south and west boundaries.

The 1,300 sq ft property may be suitable for refurbishment or for a replacement dwelling (subject to planning).

Internally the property has been stripped back to a shell with no ceilings, exposed timber joists and no electrical cabling or plumbing (although mains are still available on-site). We understand the property is serviced by a septic tank.



ACCOMMODATION

The areas below are approximate;

Level	Net Internal Area Sq M	Net Internal Area Sq Ft
Ground Floor	124	1,334.74
Total	124	1,334.74

EPC

The Energy Performance Certificate for this property is G2. The full certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	2 G	



LOCATION



PRICE

Offers around £95,000 exclusive.

RATES PAYABLE

Capital Value	£170,000
Rates in the £ 2023/24	0.008366
Rates payable	£1,422.22 approximately

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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Viewing Strictly by appointment with the sole selling agent Lisney.

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