

FOR SALE

2-8 Church Hill, Killinchy BT23 6PP

RESIDENTIAL INVESTMENT WITH DEVELOPMENT POTENTIAL (STPP) – 0.37 ACRES (0.15HA)

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Currently comprising 4 income producing houses, garages and gardens

Gross Income – £19,584 pa.
Further details upon request

Overall site area – 0.37 acres (0.15 Ha)

With Vacant Possession, opportunity to undertake small scale development (Subject to Planning) – See preliminary 'Concept Plan'

LOCATION

Killinchy is a small village south east of Belfast (c 15 miles) and south of Newtownards (c 10 miles), close to Strangford Lough. The area boasts a wide range of natural amenities including Castle Espie, Island Hill, Sketrick Island and a number of well known eateries.

The subject property fronting Church Hill, is located just off the main cross roads in the village in an area which is predominantly residential in character with Killinchy Parish Church nearby.

DESCRIPTION

The subject property, having an overall site area of 0.37 acres (0.15Ha), currently comprises a row of 4no. terrace houses of traditional construction with large gardens to the front and small to the rear. Each property is currently tenanted on an overholding basis.

The houses are of an age and would benefit from refurbishment.

With sloping topography from north to south the property is bounded by a mix of hedgerows, fencing and a stone wall.

Pedestrian and vehicular access is achieved off Church Hill.

Spatial map showing indicative boundaries



ACCOMMODATION / RATING / TENANCIES

The below are approximate areas taken from the rating list.

Description	Area sqm	Rates - Capital Value	Rent Passing - pcm
2 Church Hill	101	£106,000	£387
4 Church Hill	102	£105,000	£415
6 Church Hill	95	£110,000	£415
8 Church Hill	95	£110,000	£415
Total monthly income (gross)			£ 1632
Total annual income (gross)			£19,584

TITLE

We understand the property is held on a Freehold, Good Fee Farm Grant Title. Land registry maps available upon request.

PLANNING / DEVELOPMENT POTENTIAL (SUBJECT TO FORMAL APPLICATION)

We understand that there is no formal planning history relating to the subject. The property lies within the Ards and Down Area Plan (ADAP) 2015 and is identified to be 'whiteland' inside the settlement limit of Killinchy.

A number of concept plans have considered the potential for development on the lands. See Concept plans and CGIs on pages 4 and 5.

A topographical survey is available upon request.

ASKING PRICE

Offers invited.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

Note: Property outline depicted opposite is for indicative purposes only





Note: Above images are CGI concept visuals



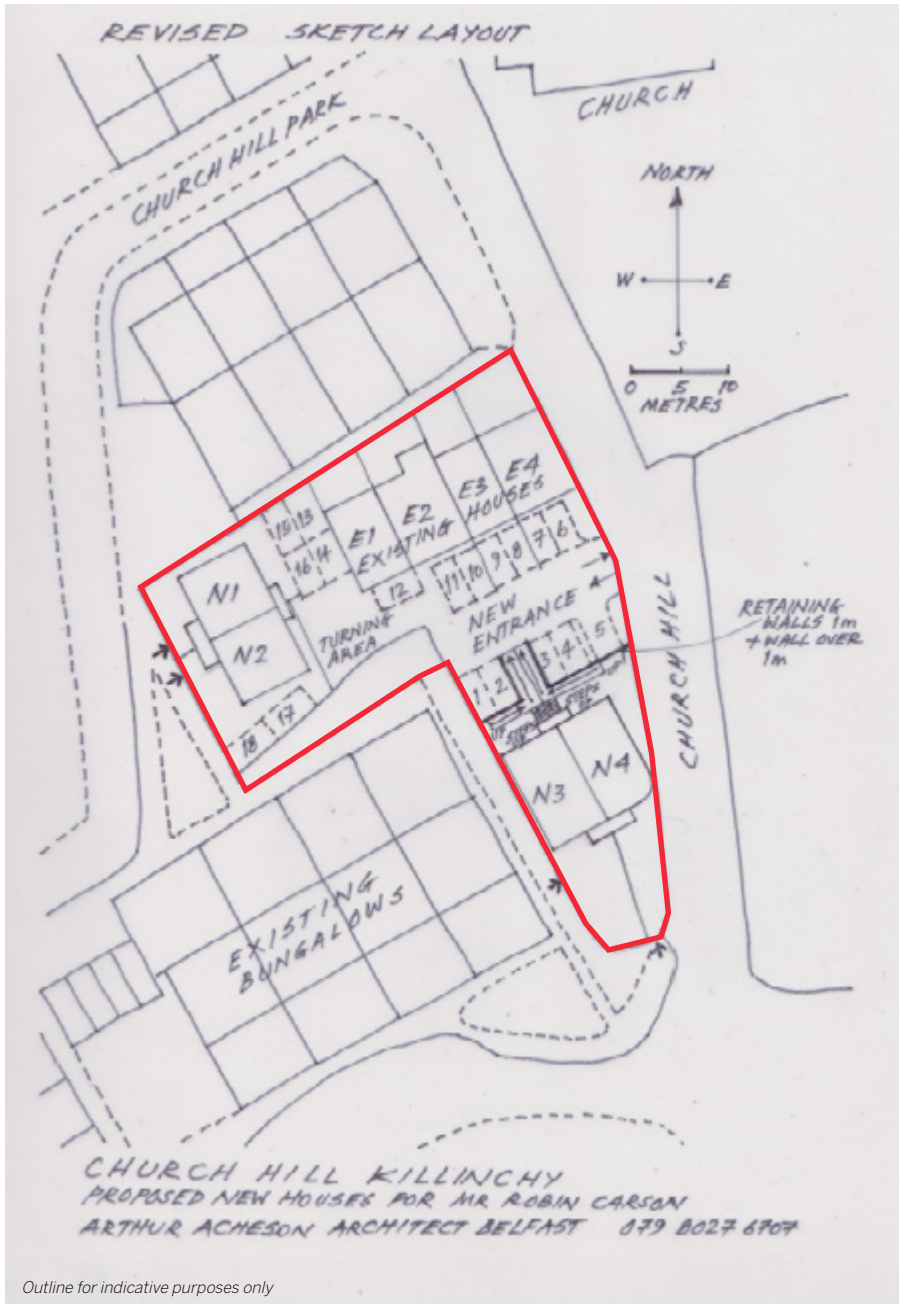


Note: Property outlines depicted above are for indicative purposes only



Outline for indicative purposes only

Concept plan showing retention of 4 existing house and 4 no. possible new homes (STPP)



Outline for indicative purposes only

Concept Plan showing 6 new houses (STPP)



LOCATION



VAT

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

EPCS

The properties have Energy Efficiency ratings as below. The full Certificates can be made available upon request.

Address	Grade - Energy Rating
2 Church Hill	E
4 Church Hill	E
6 Church Hill	E
8 Church Hill	E

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.

REF 23595

Lisney

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