

**FOR SALE**

**1, 3 & 5 Kirkwoods Road, Lisburn BT28 3SA**

TWO SEMI-DETACHED DWELLINGS WITH A CLEARED SITE ON LAND TOTTALING C. 0.5 ACRES

**Lisney**

COMMERCIAL REAL ESTATE

Greenlight Gas

Magheralave Manor

Magheralave Grange

Magheralave Rd

Magheralave Rd

Duncans Rd

Kirkwoods Rd

Kirkwoods Rd

Kirkwoods Rd

St Patricks Gac (Lisburn)

Meadow C

Kirkwoods Park

Mayfields

Mayfield

Spray Tanning By Beth - Lisburn NI

OUTLINE FOR INDICATIVE PURPOSES ONLY

**Lisney**

COMMERCIAL REAL ESTATE

## FEATURES

Prime residential development site (STPP)

Total plot of c. 0.5 acres

Cleared land of c. 0.2 acres

Two Semi-detached houses requiring refurbishment

Just minutes from Lisburn City Centre

### LOCATION

The subject dwellings and land are located on the Kirkwoods Road in Lisburn, just 1 mile from the City Centre. Lisburn is located just 9 miles south west of Belfast and 18 miles south of Antrim.

Lisburn benefits from strong transport links, with the M1 motorway running along the south of the City and a train line linking Belfast, Portadown and Dublin.

The Kirkwoods Road is a busy road in the north of the city, linking the Belsize Road and Duncans Road.

The property has the following surrounding land uses:  
North & East – Kirkwood's Road Playing Fields  
South – Thiepval Barracks  
West – Residential developments





## DESCRIPTION

The subject asset comprises a rectangular plot of land of circa 0.5 acres with two semi-detached dwellings on the eastern side of the plot.

The subject land comprises circa 0.2 acres of overgrown, flat, rectangular land which is well bounded by a red brick wall.

The land has two existing dwellings on site which are currently vacant. The dwellings are large and well constructed with oil heating.

Each dwelling comprises of the following;

**Ground floor:** Porch, two reception rooms, kitchen and WC.

**First floor:** Four bedrooms and master bathroom.

**Exterior:** External detached garage

The dwellings benefit from gated driveways with front and rear gardens laid in grass.

The properties have suffered damage over the last few years and require refurbishment to bring them back up to a habitable condition.

## ACCOMMODATION

From measurements taken on SpatialNI, we understand the land measures as below:

Property	Acres <i>(approximate)</i>
Total Land	0.5
Cleared Land (No. 1 Kirkwoods Road)	0.2
Number 3 & 5	0.3

From measurements taken on site, we understand each of the properties comprise of the following approximate areas:

### Numbers 3&5 Kirkwoods Drive

Room	sqm	sqft
<b>Ground</b>		
Porch	4.77	51
Reception 1	25.99	280
Reception 2	19.42	209
Kitchen	14.55	157
Bathroom	3.67	40
<b>First</b>		
Bed 1	17.78	191
Bed 2	13.21	142
Bed 3	12.38	133
Bed 4	8.46	91
WC	1.368	15
Bathroom	4.53	49
<b>Garage</b>		
	26.88	289
<b>Totals</b>		
Number 3	<b>153.01</b>	<b>1647</b>
Number 5	<b>153.01</b>	<b>1647</b>









### PLANNING

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

The site is located within the Lisburn Development Limit under the Lisburn Area Plan 2001.

We would advise that all interested parties seek their own planning advice on the development potential of the land.

### RATES PAYABLE

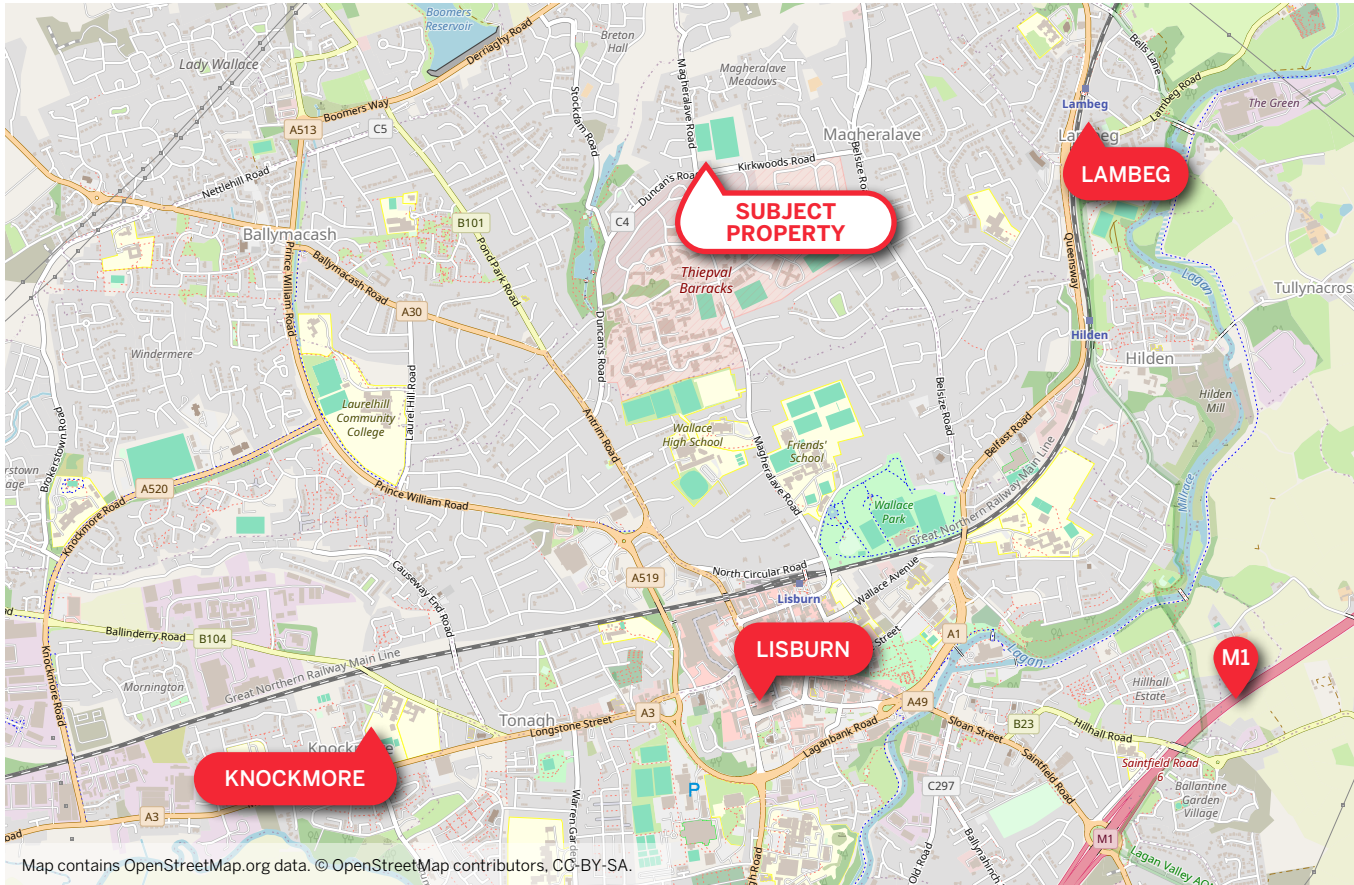
#### Number 5

Capital value:	£130,000
Rates poundage for 24/25:	£0.0087
Rates payable (approx):	£1,131

#### Number 3

Capital value:	£130,000
Rates poundage for 24/25:	£0.0087
Rates payable (approx):	£1,131

## LOCATION



## PRICE

£450,000 exclusive

## VAT

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

## STAMP DUTY

Stamp Duty will be the liability of the purchaser.

## EPC

The property has an Energy Efficiency rating of 44 E. The full certificate can be made available upon request.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		

## 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/uk/si/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 23572

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole selling agent Lisney

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