

**FOR SALE**

**1 Bensons Road, Lisburn BT28 3QX**

DETACHED TWO BEDROOM HOUSE WITH EXCEPTIONAL VIEWS

**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

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## FEATURES

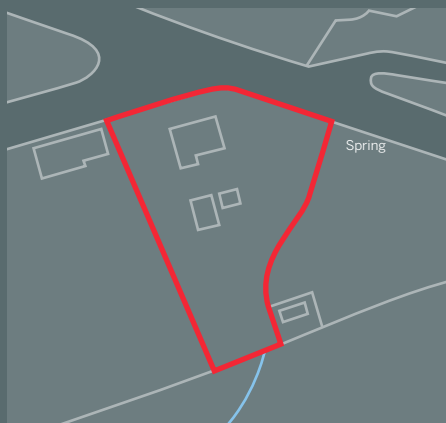
Exceptional views stretching to the Mourne

Detached property on elevated site

Plot of circa 0.3 ac

Property requires refurbishment

*Property outlines for indicative purposes only*



## LOCATION

The subject property is located circa 3.2 miles from Lisburn City Centre, 9.5 miles from Belfast and 19 miles from Craigavon. Bensons Road is a quiet, single carriageway road accessed off the busier White Mountain Road.

The property is located in the countryside, north west of the City, surrounded by the following uses:

- North: Whitemountain Quarry
- East: Agricultural land and individual dwellings
- South: Agricultural land
- West: Agricultural land and individual dwellings

The dwelling benefits from spectacular views across Lisburn and the surrounding countryside, with views of the Mourne in the far distance.



## DESCRIPTION

The subject property comprises a two storey, two bedroom detached house at the junction of Bensons Road and White Mountain Road.

The property is located on a total plot of circa 0.3 acres. We understand the house was formerly a labourers cottage.

Externally, the property fronts onto Bensons Road, is hedged along the boundary and is accessed via a gated entrance leading into a driveway at the front of the house.

Internally, the property consists of a small entrance hall, living room, kitchen, dining room and a bathroom at ground floor level, with 2 no. bedrooms at first floor level.

We understand there is a basement level, however this is not accessible.

The property has not been occupied for a few years and requires some refurbishment.



ACCOMMODATION

From measurements taken on site, the approximate areas are as below:

Room	Dimensions	sqm	sqft
<b>Ground</b>			
Hall	5.47 x 1.66	9.08	98
Living Room	3.49 x 4.59	16.02	172
Kitchen	3.83 x 2.97	11.38	122
Utility Room	2.84 x 1.46	4.15	45
<b>First</b>			
Bedroom 1	2.97 x 3.82	11.35	122
Bedroom 2	4.73 x 2.50	11.83	127
Bathroom	1.94 x 3.76	7.3	79
<b>Total</b>		<b>71.11</b>	<b>765</b>

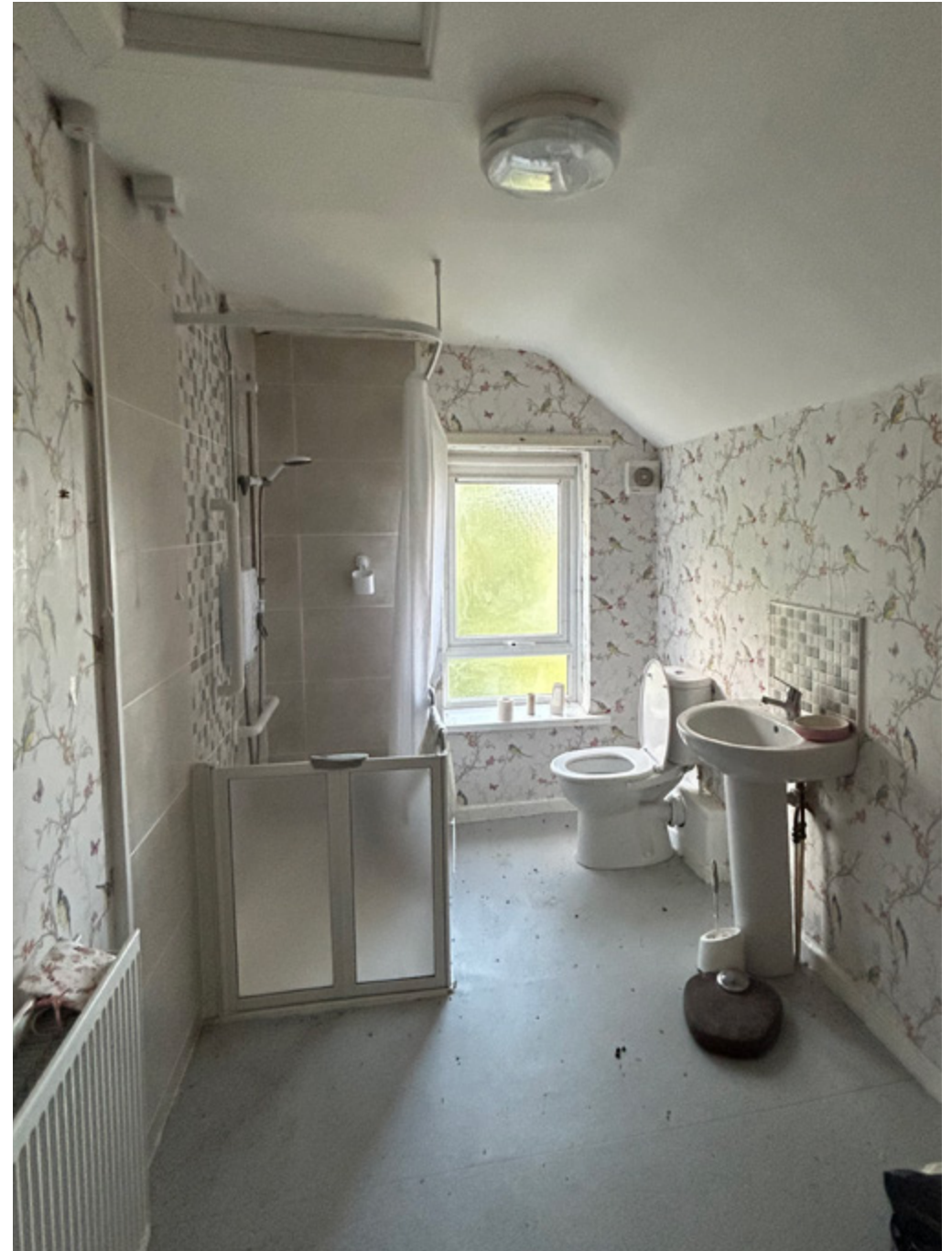
There are also a couple of small outbuildings to the rear of the house. The plot size is circa 0.26 acres.

RATES PAYABLE

From a review of Land & Property Services online, we understand the rates are as below:

Capital Value:	£150,000
Rates Poundage 2024/25:	£0.0087
Rates Payable:	£1,305 per annum

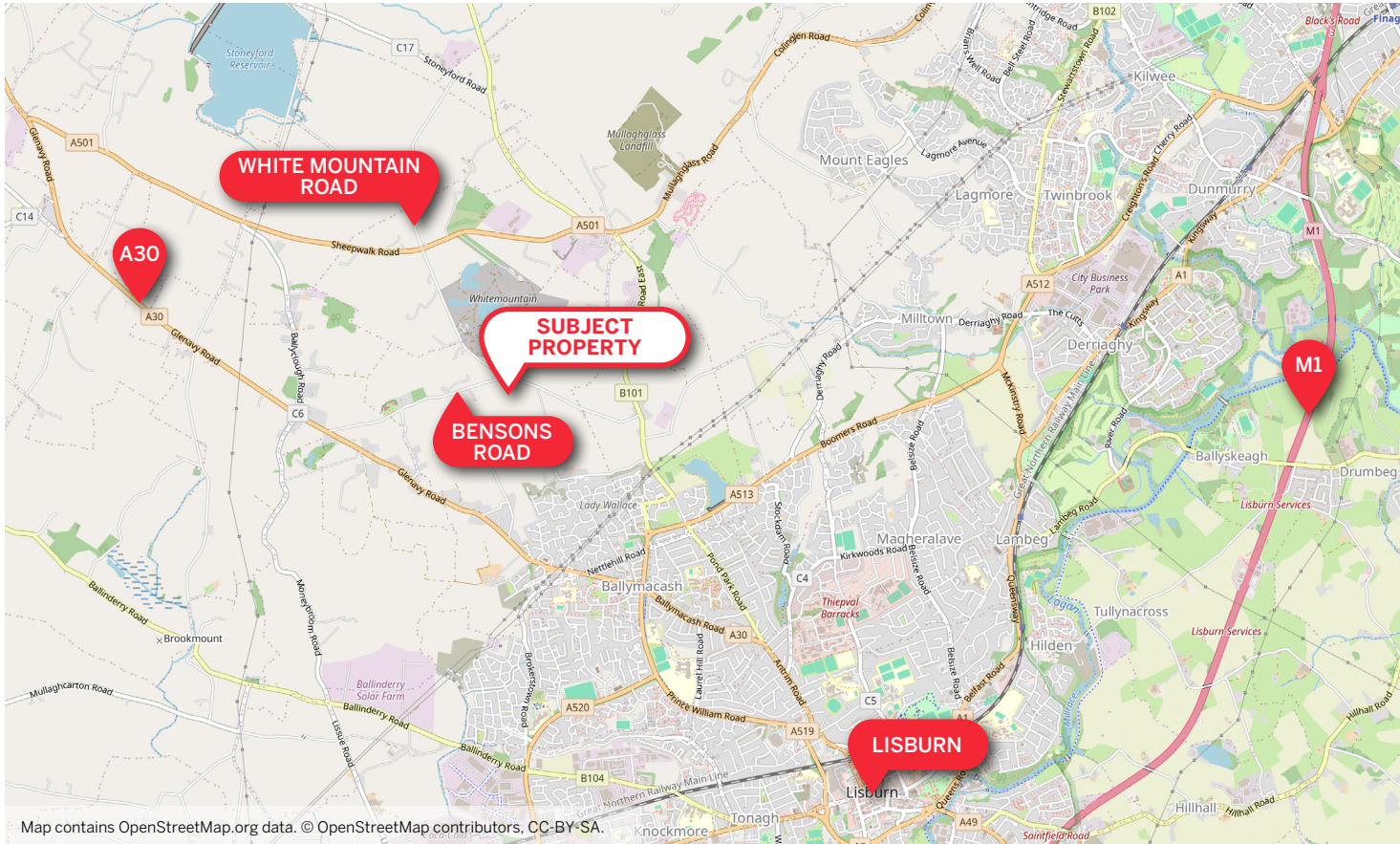








## LOCATION



## SALE PRICE

Offers around £105,000

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## EPC

The property has an energy rating of 44 E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62
39-54	E	44	
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/ukxi/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 23757

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Viewing strictly by appointment with the sole selling agent  
Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

### Lisney Commercial Real Estate

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