



# HILDEN MILL

A UNIQUE REGENERATION OPPORTUNITY IN THE HISTORIC VILLAGE  
OF HILDEN ON THE FRINGE OF LISBURN CITY, NORTHERN IRELAND

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IN  
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# INTRODUCTION

*The sale of Hilden Mill represents one of the largest 'brownfield' opportunity sites within Lisburn City.*

Comprising a range of historical mill buildings, vacant hard standing, woodland and grassland. Many of the buildings date from the early 1800s.

Each mill building is unique in its architecture and embellishments are clearly visible around every corner epitomising an historic 'old mill'.

Weaving sheds, engine houses, flax stores and workrooms sprawl across the model village Barbour Threads built for its workforce in Hilden, which once consisted of 350 houses, two schools, a community hall, children's playground and village sports ground.

Thanks to Barbour Threads Lisburn became the envy of the world due to the scale of its linen and thread industry and now the last remnants of that history offers a unique development opportunity.



**A CHANCE TO  
BUILD ON HISTORY**





## HISTORY

*John Barbour moved from Scotland to Northern Ireland in 1784 to establish a linen-thread making business in Lisburn.*

The original business was transferred to Hilden Mill after John Barbour's death in 1823 by his son William.

The Mill became one of the first water powered mills on the River Lagan.

By the end of the 19th century, William Barbour's mill at Hilden was considered the largest linen-thread manufacturer in the world (according to the Irish Linen Centre and Lisburn Museum).

When war broke out in 1914, around 2000 people were employed at Hilden Mill and with their help the mill produced linen thread that was used to stitch war-time parachutes, uniforms, boots and knapsacks. Among the company's other varied products were nets, which could be made into snares and used for fishing.

The mill closed in February 2006. This marked the end of an era in linen production at Hilden Mill.

Named after the town of Hilden, in Germany, the village is rich in history that played home to not only the Barbour Thread Company but also Ireland's oldest independent brewery.

Lying adjacent to the mill Hilden Brewing Company was established in 1981 in the courtyard of Hilden House the former home of the Barbour family. The brewery is renowned internationally.



# LOCATION

*Located in the village of Hilden, a suburb of Lisburn city, Hilden Mill lies adjacent to the River Lagan, approximately 1.5 km to the north east of Lisburn city centre.*

Lisburn was granted city status in 2002 and has a population of 71,465 people (census 2011).

The village is within the catchment of Belfast city, approximately 10 km to the north east via Belfast Road/ Queensway which has regular bus services connecting Lisburn and Belfast. The property has easy access to the M1 Motorway, providing a direct link to Belfast City Centre and beyond by car.

Hilden Railway Station is located c. 500m from the property and provides regular commuter services to Belfast and Lisburn City Centres. Lisburn City Centre can be reached within 10 minutes, Belfast within 20 minutes. Additionally Dublin can be reached by train with 2 hours.

The property is located at a nodal point in the regional transport network with the Lagan Towpath that forms part of the National Cycle Network adjacent.

The main body of the property lies on the western bank of the River Lagan with extensive river frontage along with access to a towpath that runs parallel to the river towards Lisburn.

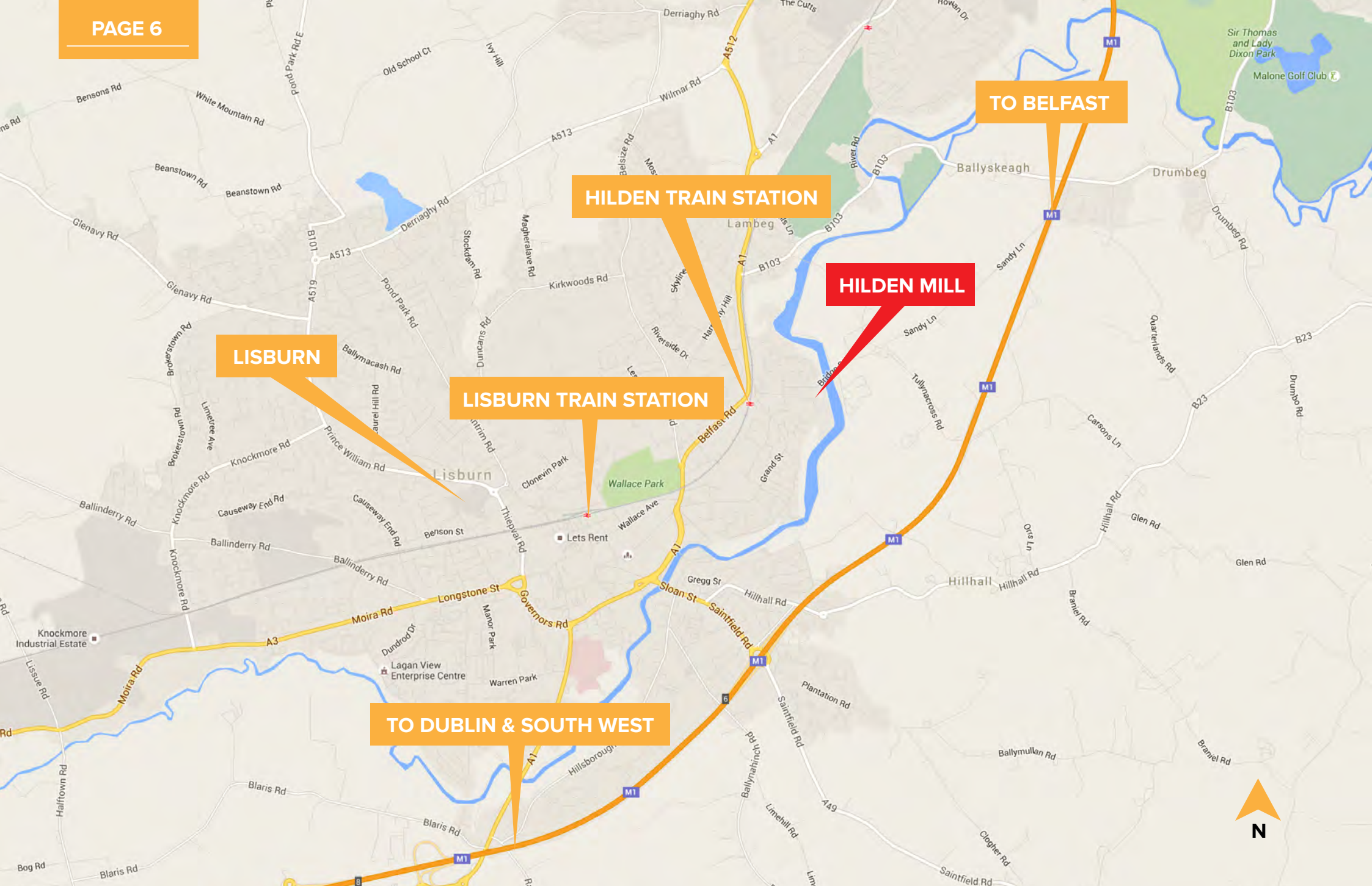
Separated from the main body of land, part of the property is located on the eastern bank of the River Lagan. This portion has a further boundary formed by the disused Lagan Canal further to the east.

The surrounding area is predominantly in residential use and a new scheme is currently under construction on adjacent lands.

Within the immediate vicinity a range of other uses are evident including a school, church and a range of local service retail.

The New Holland waste water treatment works is located to the East of the property on the opposite canal bank and is surrounded by mature vegetation to all boundaries.





LISBURN

HILDEN TRAIN STATION

HILDEN MILL

LISBURN TRAIN STATION

TO BELFAST

TO DUBLIN & SOUTH WEST

N









## DESCRIPTION

*Hilden Mill represents one of the largest 'brownfield' opportunity sites within Lisburn City.*

Comprising a range of historical mill buildings, development land, woodland and grassland. The property is situated on an irregular shaped site extending, we understand, to a total area of 9.84 hectares (24.32 acres).

The extent of the property is shown for identification purposes on the aerial image on page 9 and also on the map on page 13.

The development land is gently sloping towards the River Lagan. The property is in two main sections; the core and the island.

The core of the property, where the majority of the buildings are located, lies on the western bank of the River

Lagan with extensive river frontage.

Separated from the main body of land, part of the property known as the island is located on the eastern bank of the River Lagan where there is a two storey building. This portion has a further boundary formed by the disused Lagan Canal.

The entire property is vacant and was most recently in use as the Coats Barbour Thread textiles mill, which ceased operations in 2006.

Many of the buildings are now derelict and not wind or water-tight.

The Northern Ireland Environment Agency under Ref: HB19/17/013 outlines several older buildings as "Portions Of The Barbour Campbell Threads Ltd. Mill Complex Hilden Co Antrim" and lists them B1 "Architectural and Historic Interest".

In the recent past the complex has been considered as a significant redevelopment/regeneration opportunity and planning permission (now lapsed) was secured for a mixed use 'urban village' development.

As part of the approved proposed development the 'listed' buildings were to be retained and converted to residential use.



# SITE

The total site area is c. 9.84 hectares (24.30 acres)

The core area is c. 7.79 hectares (19.23 acres) with the island area being c. 2.05 hectares (5.07 acres).

*The boundary shown is for indicative purposes only and potential purchasers should satisfy themselves of all boundaries using title maps available from the agents*



# BUILDING SUMMARY

## *Traditional Buildings Description*

1 Listed 3-storey rubble cobble warehouse, dating from 1861.

2 Listed contemporary of building 1. Two storeys in height and arranged in a series of bays. It has an attractive stucco facade and mouldings.

3 Part of the larger complex of traditional building 4. Listed, with a series of attractive features including carved heads on the mouldings.

4 The largest building on site, which runs back towards the Lagan. The northern half of the building is listed. Originally three storeys in height but been extended by between one and three storeys at various parts.

5 Second largest building on site. Large and sprawling and runs back towards the Lagan. It was originally three storeyed, but a further two storeys have been added at various points. It is listed.

6 This building is across the forecourt from buildings 1 and 2. It is a single storey building of five bays with decorative barge boards. It is not listed.

7 A low red brick building; not listed.

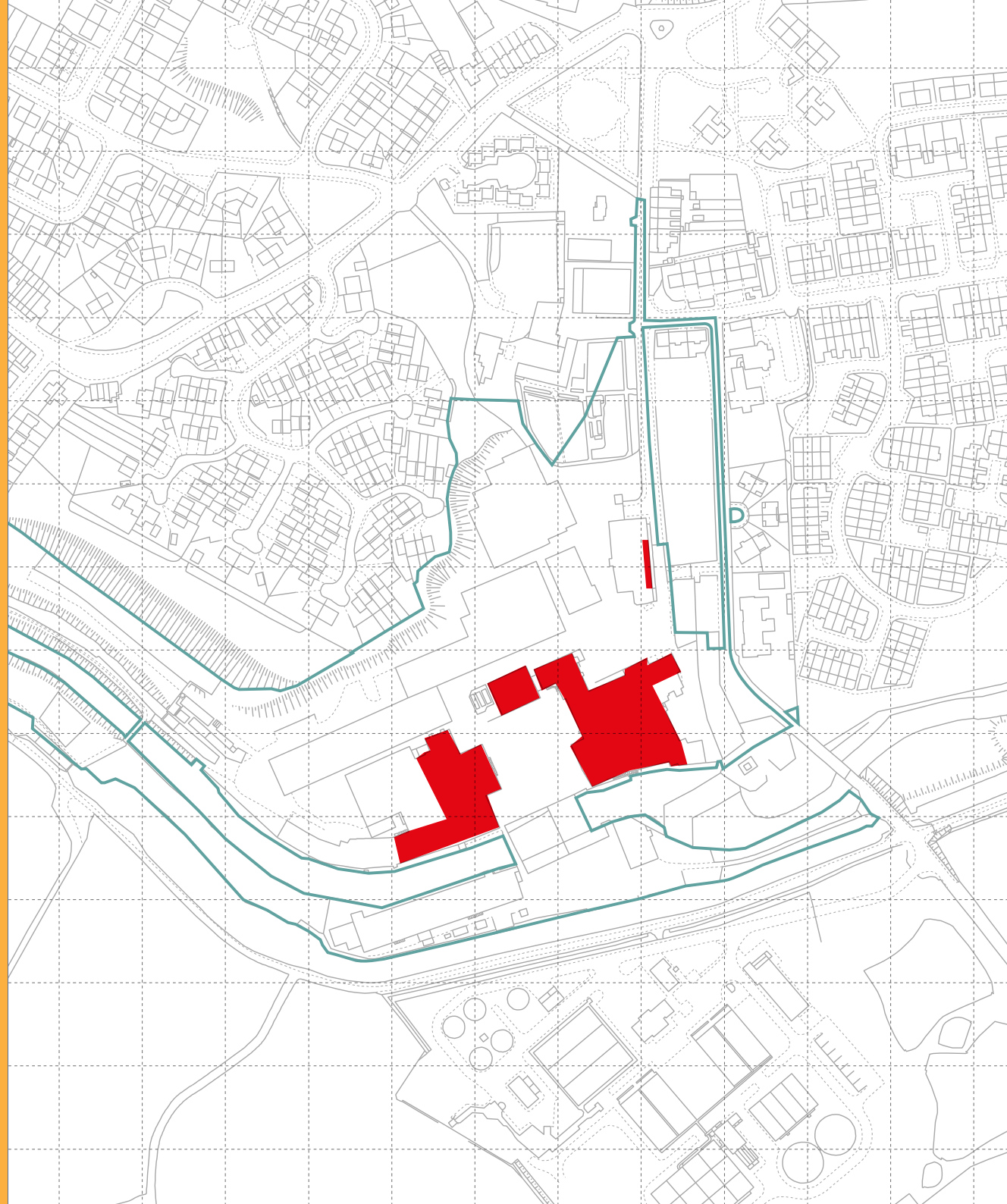
8 A listed boiler house building of two storeys with five bays on the ground floor.

9 There are a group of warehouse buildings on the island and a building between buildings 4 and 7. None of these buildings are listed.

10 Covered way and office building at the entrance; listed.

*The building areas shaded red on the site map opposite contain buildings from the summary above that are listed.*

*There is no up to date plan in context of the demolitions presently available. This map is indicative and prospective purchasers are advised to satisfy themselves of the location and status of buildings on the site using title documents available in our dataroom and site visitation.*





# PLANNING CONTEXT\*

## *Draft BMAP, Judicial Review Pending*

*\*A full planning report provided by Turley can be viewed in the property Dataroom.*

*A summary of Section 4: 4.2 top 4.11 is set out below.*

4.1 The substantive planning history to the site has occurred principally in two episodes of a compatible area plan zoning for the site and subsequent planning applications for a major for mixed use regeneration project.

## **Development Plan Negotiation**

In the circumstances where the decision to adopt BMAP is quashed, new planning proposals are likely to be considered in the context of the agreed position reached following objection to the draft plan and the subsequent area plan inquiry.

## **Draft Belfast Metropolitan Area Plan**

4.3 Draft BMAP zoned the site for mixed use development (LC 08) including employment/industry, with key site requirements identified to guide the type and nature of this development.

4.4 An area of townscape character has been designated (Designation LC 32) at Hilden. A Lagan Valley Regional Park Node (Designation LN 13) was identified within the Hilden site as appropriate to locate recreational, tourist, interpretive, or educational facilities.

4.5 An objection to draft BMAP was submitted to put forward amongst other things:

- The failure to identify the site as a Development Opportunity site;
- The identification of 8 ha at Barbour Threads. Employment/industry is not the most appropriate land use on the objection site which is more appropriately zoned for a mix of land uses, predominantly residential;

- Utilising the existing access onto Mill Street.
- The requirement and justification for a setback of all development from the river banks adjacent to the eastern boundary, which will be planted with a belt of trees at least 5 metres wide.

• The reference in the amplification to a 'Cordon Sanitaire' as affecting the future development of the site. Representation to the BMAP Issues Paper highlighted the status of the 'Cordon Sanitaire' as an internal non-statutory standard. Development of residential, office, commercial, leisure and other value generating uses on the site can occur with appropriate mitigation measures put in place at New Holland STW.

4.8 Minister Durkan adopted BMAP on 9 September 2014 and his decision to publish the plan is presently the subject of judicial review.

4.9 Zoning LC08 of the plan is the confirmed policy for land at Barbour Threads (identified on corresponding Map No. 2/001 – Appendix 3).

4.10 Future proposals for the land must satisfy the following Key Site Requirements (KSRs):

- Development shall only include the following uses:
  - Residential;
  - Light industrial - Use Class B2;
  - Storage or distribution use - Use Class B4;
  - Business use - Use Class B1 (a) up to a maximum of 1623m2 in total on the site;
  - Business use - Use Class B1 (b) and (c);
  - Interpretive/visitor facilities;
  - Museum;
  - Education/heritage uses;
  - Water-based recreation facilities;
  - Refreshment facilities; and
  - Small-scale retail facilities to serve local needs.

- Development of the site shall only be permitted in accordance with an overall Comprehensive Masterplan for the site as approved by the Department. This shall outline the design concept, objectives and priorities for the site and shall take account of the adjacent Lagan Valley Regional Park Node – Designation LN 11.

## *Summary of Planning History*

Ref:	S/2007/1482/F
Description:	Mixed Use 'urban village' development
Submitted:	02 November 2007
Applicant:	Hilden Developments (NI) Ltd
Comment:	Approved 14 February 2010 Expired 28 January 2015

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Ref:	S/2007/1483/LB
Description:	Alteration, part demolition and extension of listed mill buildings
Submitted:	02 November 2007
Applicant:	Hilden Developments (NI) Ltd
Comment:	Approved 29 January 2010 Expired 28 January 2015

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Ref:	S/2006/0604/LB
Description:	Partial demolition of unlisted building in an ATC.
Submitted:	17 May 2006
Applicant:	Four Two Four Ltd
Comment:	Approved 14 March 2007 Expired 13 March 2012

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Ref:	S/2006/0626/F
Description:	Partial demolition of unlisted building in an ATC.
Submitted:	02 November 2007
Applicant:	Four Two Four Ltd
Comment:	Approved 14 March 2007 Expired 14 March 2012



# PLANNING (CONT.)

## *Permissions for mixed use regeneration:*

4.14 Detailed proposals for a mixed use regeneration scheme (see 1 in Table 4.1) were approved by the planning authority on 28 January 2010. Components of the full planning application are described at Section 2.4 of the report. A corresponding 'listed' building consent (see 2 in Table 4.1) was also issued on 28 January 2010.

## *Listed Buildings*

4.20 Prior agreement of materials to be used on elevations, for windows and roofing is required before the development is commenced.

## Transport

4.21 Conditions of the full planning approval identify components of infrastructure that require to be delivered.

# TITLE

The Land Registry Maps for the Folios below are available through the property Dataroom.

In summary the property is held freehold under a number of folios namely:

Folio AN134864

Folio 1988

Folio 6751 - Lies outside the boundary of the development opportunity and comprises isolated small and unconnected parcels of land.

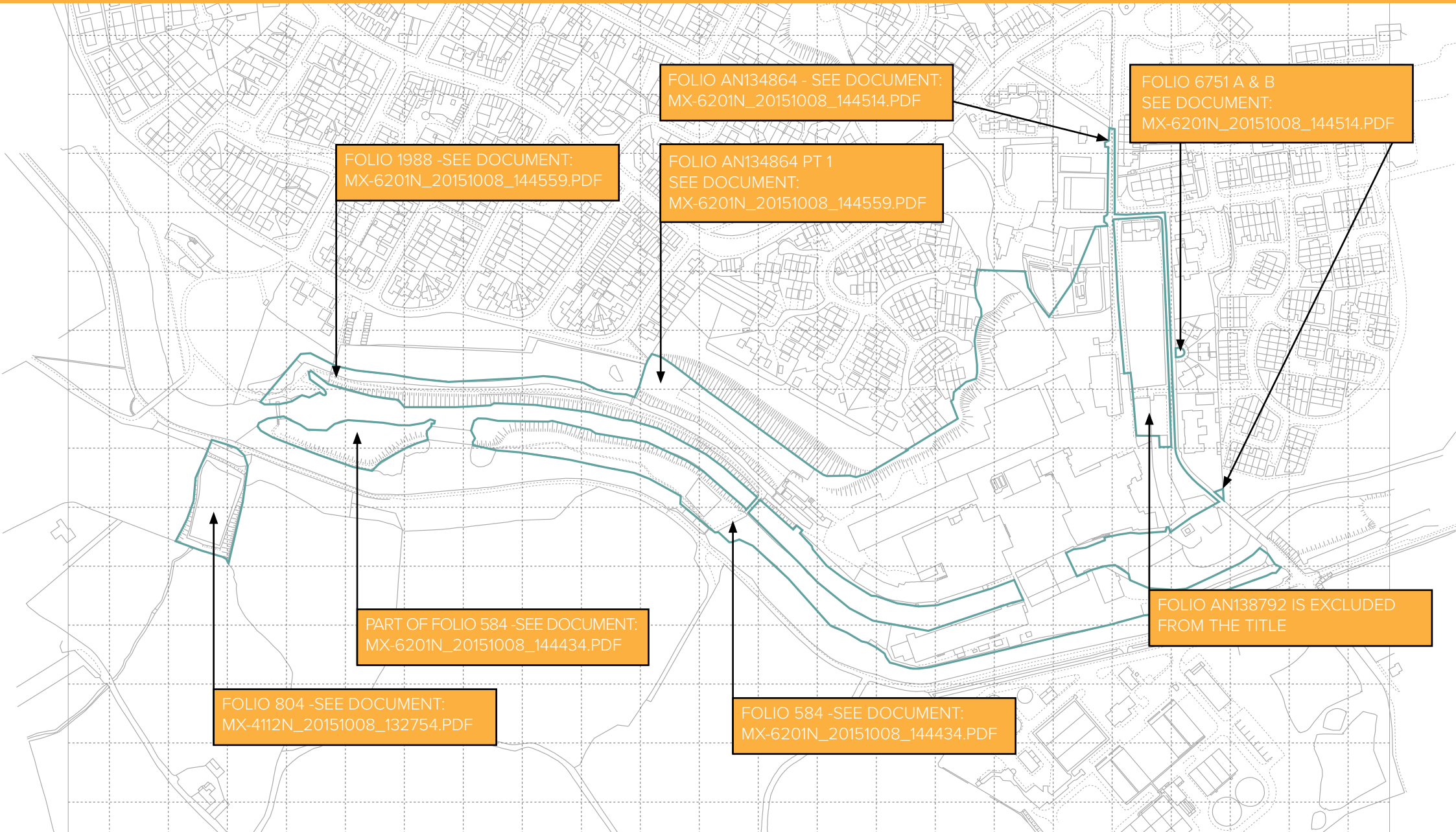
Folio 584 - Located on the eastern side of the River Lagan and lies outside the development opportunity previously approved in planning.





*The boundary shown is for Indicative Purposes Only and potential purchasers should satisfy themselves of all boundaries using title maps available from the agents.*

# SITE MAP



FOLIO 1988 -SEE DOCUMENT:  
MX-6201N\_20151008\_144559.PDF

FOLIO AN134864 - SEE DOCUMENT:  
MX-6201N\_20151008\_144514.PDF

FOLIO AN134864 PT 1  
SEE DOCUMENT:  
MX-6201N\_20151008\_144559.PDF

FOLIO 6751 A & B  
SEE DOCUMENT:  
MX-6201N\_20151008\_144514.PDF

PART OF FOLIO 584 -SEE DOCUMENT:  
MX-6201N\_20151008\_144434.PDF

FOLIO 804 -SEE DOCUMENT:  
MX-4112N\_20151008\_132754.PDF

FOLIO 584 -SEE DOCUMENT:  
MX-6201N\_20151008\_144434.PDF

FOLIO AN138792 IS EXCLUDED  
FROM THE TITLE



## ASKING PRICE

*Offers invited in excess of £1.5m*

## VIEWING

*Strictly by appointment through the agents*

## DATAROOM

*Extensive documentation is available for approved prospective purchasers via our online dataroom.*

To gain dataroom access please contact one of the joint selling agents. Dataroom access will only be granted after completion of a Non-Disclosure Agreement that will be provided by the agent.

## JOINT SELLING AGENTS



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**HILDEN MILL**

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