



**FOR SALE**

**10 Lissue Road, Lisburn, BT28 2RE**

Excellent potential development/refurbishment opportunity - Detached, three bedroom bungalow with detached garage.

**Lisney**



## Features

- Potential development opportunity.
- Potential refurbishment opportunity.
- Site of approximately 0.40 acres.
- Convenient location to Lisburn City Centre and the M1 Motorway network.

## Location

The subject property is located on the Lissue Road, on the outskirts of Lisburn City Centre. The road is accessed from Moira Road to the south and Ballinderry Road to the north. The subject property is located approximately 2.1 miles from the City Centre and 13.3 miles from Belfast City Centre.

Lisburn is a popular commuter city, offering easy access to Belfast, Newry, Portadown and Lurgan via the M1.

The land abuts Lissue Industrial Estate and is close to Knockmore Industrial Estate and Knockmore Business Centre.



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## Description

The subject property comprises a 'T' shaped bungalow constructed in red brick with a pitched tile roof. There is a detached, single storey garage with a workshop area which is also constructed in red brick with a pitched tile roof. The property sits on a site of c. 0.40 acres.

The site is largely of triangular shape and is accessed via Lissue Road. There is a large tarmaced driveway to the front and side of the dwelling which has the capacity for multiple vehicles. The site is of even topography and is well bounded by hedges, shrubs and gates to the front.

The dwelling comprises:

- 3 Bedrooms
- 2 Lounges
- Bathroom
- Kitchen

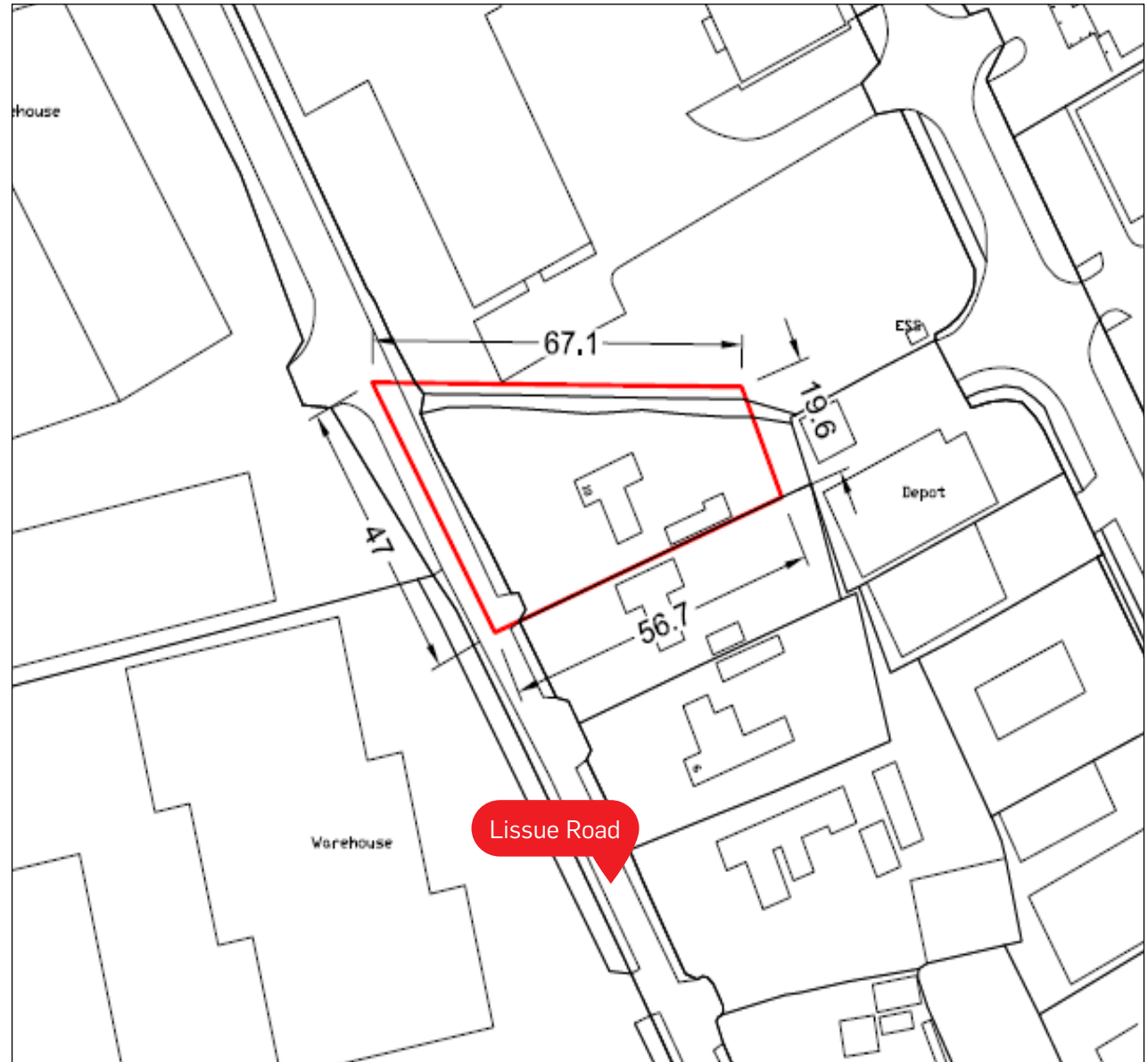
## Planning

Planning has been granted for the 'demolition of existing dwelling, garage and change of use of land to incorporate into adjacent distribution unit' under planning reference LA05/2018/0798/F.

Permission was granted on 27/12/2018 and expires on 26/12/2023

We have reviewed the local area plan; Lisburn Town Centre Local Plan 2000, and understand that the subject property is located within the Lisburn development limit and is listed as 'Land zoned as Existing Employment'.

The immediate area is in primarily industrial use, however there is existing residential use adjacent.



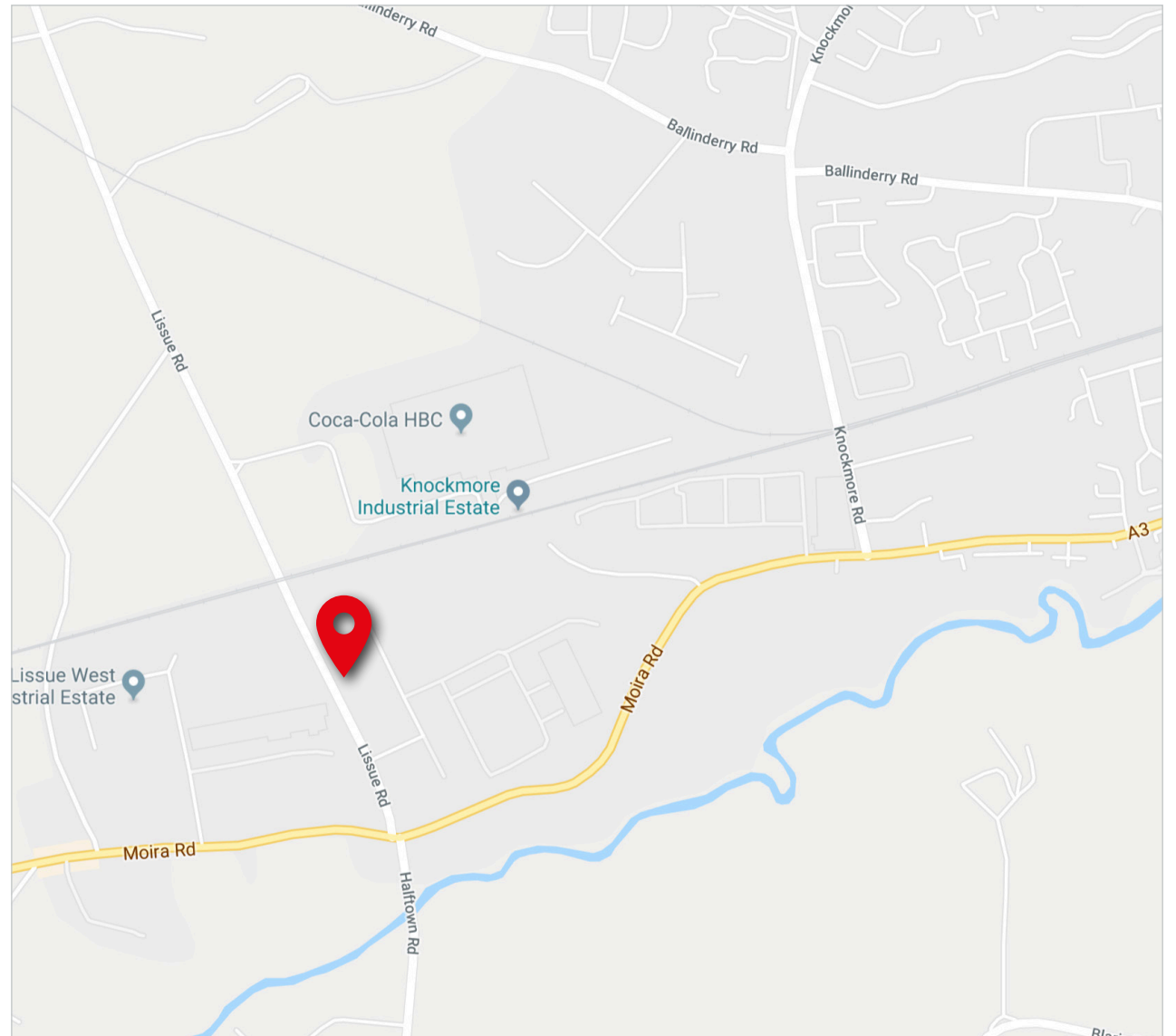
For indicative purposes only

## Site Area

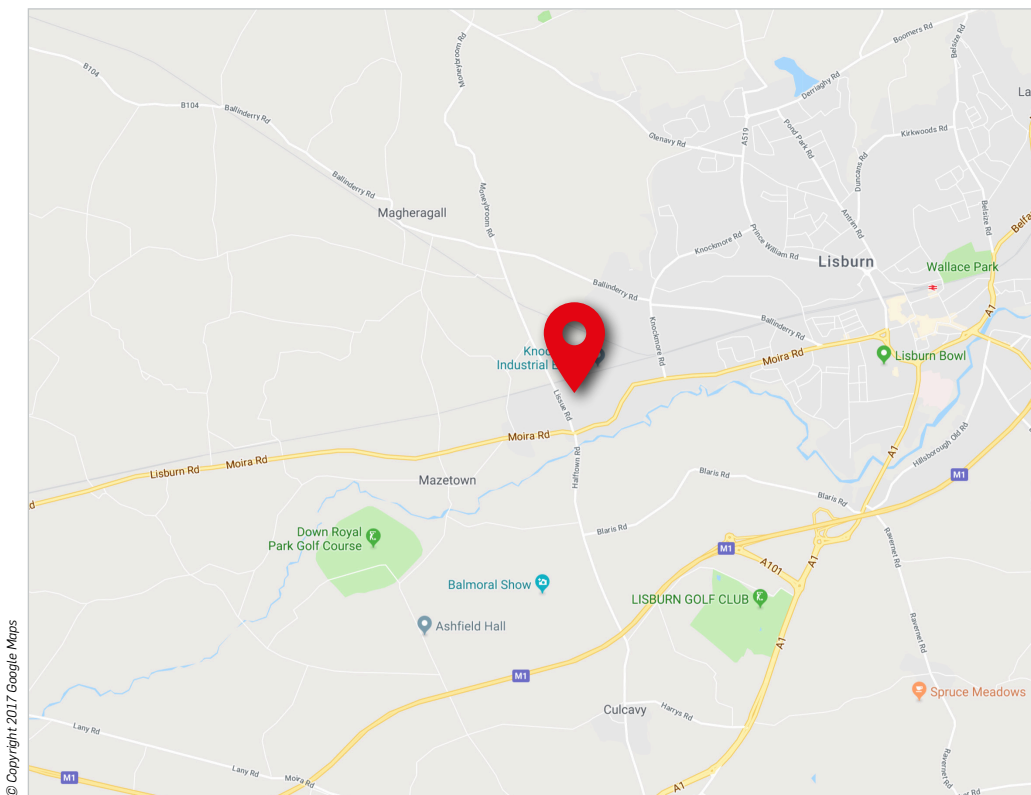
DESCRIPTION	[ACRES]
Site Area	0.40

## Accommodation

DESCRIPTION	DIMENSIONS (FT)	SQ FT
Lounge	(13.91 x 10.47)	145.64
Living Room	(10.96 x 13.91)	152.45
Kitchen	(8.44 x 9.98) + (2.26 x 2.35)	89.54
Bedroom 1	(13.94 x 8.46)	117.93
Bedroom 2	(7.89 x 10.62)	83.79
Bedroom 3	(9.07 x 10.54)	95.60
Bathroom	(6.43 x 8.17) - (2.19 x 2.64)	46.75
Garage	(9.76 x 26.02)	253.96
Adjoining Workshop	(11.59 x 13.58)	157.39
<b>Total</b>		<b>1143.00</b>







## EPC Rating

The property has an Energy Efficiency rating of F21

A full certificate can be made available upon request.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38	21	43
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## Asking Price

Offers around £200,000 exclusive are invited.

## Title

We understand the property is held freehold.

## Stamp Duty

If applicable, will be the responsibility of the purchaser.

## VAT

VAT is not chargeable on this asset.

## Contact

Lynn Taylor

028 9050 1501

ltaylor@lisney.com

## Money Laundering Regulations 2017

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 came into force on 26 June 2017. In order to comply with RICS Regulations we require the following from vendors and purchasers;

Two forms of identification - one should be some form of photographic identity and another separate document to verify your residential address, i.e. a utility bill.

Where the vendor and/or the purchaser is a company we require identification (as for an individual) for the following:

- At least 2 Executive Directors | or | • An Executive Director and Company Secretary | or | • The Majority Shareholders

If you forward a copy of your identification this will need to be certified and signed "original seen" and dated. Copies can be certified by a solicitor, banker, accountant, teacher, doctor, minister of religion, etc.