



FOR SALE

1 – 7 Leckey Lane, Leckey Road, Upper Ballinderry, Lisburn, BT28 2AP

Award Winning Self Catering Accommodation and Residential Dwelling

Lisney

Features

- 6 Luxury Self Catering cottages and 4 bed detached Residence.
- BBQ Hygge log cabin
- Long established and highly profitable business.
- Site extends to c. 1.77 acres.
- Highly accessible location off the main A26 Moira/Airport Road and close to M1 motorway network and Belfast International Airport.

Location

The subject property occupies a highly accessible position just off the A26 Moira/Airport Road, c. 2 miles from the M1 motorway network at junction 9, c. 2.9 miles from Moira, c. 9.3 miles from Sprucefield, c. 14 miles from Belfast International Airport and c.19 miles from Belfast.

The property is ideally located for those business, event and leisure tourists seeking a base with easy access to locations across Northern Ireland, the Republic of Ireland, UK & Europe.



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Description

The complex is located on a site of approximately 1.77 acres of landscaped grounds and comprises 6no luxury self-catering cottages with an additional 4 bedroom, 3 bathroom detached residence which has the potential to be converted into additional guest accommodation, subject to statutory consents.

The complex has been very successfully operated by the existing owners for the past 13 years who are now seeking to take semi-retirement.

Financial accounts can be made available to interested parties only after initial viewing.

Residences

DESCRIPTION	NO	TYPE	BEDROOMS
Main Residence	1	Detached	4
Green Door Cottage	2	Detached	4
Black Door Cottage	3	Semi Detached	2
Red Door Cottage	4	Semi Detached	2
Cream Door Cottage	5	Detached	4
Gold Door Cottage	6	Detached	4
Blue Door Cottage	7	Detached	4



For Indicative Purposes Only

Main Residence

The property has been finished to an exacting standard throughout and has been thoughtfully designed accommodation which is tastefully finished and presented. The accommodation comprises a feature vaulted entrance hall with access off to a large open plan living / dining area.

Sunroom with feature wooden ceiling beams and access to the landscaped gardens. The open plan country style kitchen, with feature range cooker and Belfast sink, benefits from a mix of high level and base units with granite worktops. Access off to a bedroom, utility room, W.C and an integral garage.

The first floor comprises a large master bedroom with ensuite bathroom, jacuzzi style bath, dressing room, two good sized additional bedrooms and main family bathroom.

The Cottages

The tastefully decorated cosy cottages provide a mix of 2 bed, 2 bathroom and 4 bed, 3 bathroom accommodation.

There is a charming rustic feel to the cottages with feature stove fireplaces and a delightful open plan living area and kitchen.



Main Residence

Ground Floor

Kitchen/Dining:	20' 6" x 12' 2" (6.23m x 3.72m)
Living/Dining:	12' 3" x 25' 3" (3.73m x 7.70m)
Sunroom:	11' 11" x 18' 1" (3.65m x 5.50m)
Bedroom 4:	12' 2" x 12' 9" (3.72m x 3.88m)
Integral Garage:	14' 9" x 16' 11" (4.50m x 5.18m)

First Floor

Master Bedroom:	12' 3" x 17' 11" (3.73m x 5.47m)
En-suite Bathroom:	Bath with telephone hand shower. W.C. Pedestal wash hand basin. Separate shower enclosure.
Bedroom 2:	12' 3" x 12' 6" (3.73m x 3.80m)
Bedroom 3:	12' 3" x 12' 6" (3.73m x 3.80m)
Family Bathroom:	Bath with telephone hand shower. W.C. Pedestal wash hand basin. Separate shower enclosure.



Green Door

4 bedroom, 3 bathroom cottage. Ground floor accommodation comprises 2 bedrooms, each with en-suite bathroom. Large open plan Living/Kitchen/Dining area. The first floor has two additional bedrooms and a main bathroom. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living/Kitchen/Dining:	13'6" x 24'7" (4.11m x 7.50m) (at widest point)
Bedroom 3:	10'10" x 13'9" (3.30m x 4.20m)
Bedroom 4:	10'10" x 13'9" (3.30m x 4.20m)



Black Door

2 bedroom, 2 bathroom cottage. Each ground floor bedroom has an ensuite bathroom. Large open plan living / kitchen / dining area. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living / Kitchen:	13'6" x 24'7" (4.11m x 7.50m) (at widest point)



Red Door

2 bedroom, 2 bathroom cottage. Each ground floor bedroom has an ensuite bathroom. Large open plan living / kitchen / dining area. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living / Kitchen:	13'6" x 24'7" (4.11m x 7.50m) (at widest point)

Cream Door

4 bedroom, 3 bathroom cottage. Ground floor accommodation comprises 2 bedrooms, each with an en-suite bathroom. Large open plan living/kitchen/dining area. The first floor has two additional bedrooms and a main bathroom. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living/Kitchen/Dining:	17'3" x 24'7" (5.27m x 7.50m) (at widest point)
Bedroom 3:	10'10" x 13'9" (3.30m x 4.20m)
Bedroom 4:	10'10" x 13'9" (3.30m x 4.20m)



Gold Door

4 bedroom, 3 bathroom cottage. Ground floor accommodation comprises 2 bedrooms, each with an en-suite bathroom. Large open plan living/kitchen/dining area. The first floor has two additional bedrooms and a main bathroom. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living/Kitchen/Dining:	17'3" x 24'7" (5.27m x 7.50m) (at widest point)
Bedroom 3:	10'10" x 13'9" (3.30m x 4.20m)
Bedroom 4:	10'10" x 13'9" (3.30m x 4.20m)



Blue Door

4 bedroom, 3 bathroom cottage. Ground floor accommodation comprises 2 bedrooms, each with an en-suite bathroom. Large open plan living/kitchen/dining area. The first floor has two additional bedrooms and a main bathroom. French doors lead to private garden area to rear.

Bedroom 1:	10'11" x 17'5" (3.33m x 5.30m)
Bedroom 2:	10'11" x 17'5" (3.33m x 5.30m)
Living/Kitchen/Dining:	13'6" x 24'7" (4.11m x 7.50m) (at widest point)
Bedroom 3:	10'10" x 13'9" (3.30m x 4.20m)
Bedroom 4:	10'10" x 13'9" (3.30m x 4.20m)

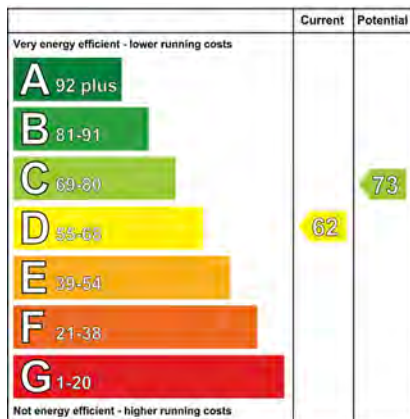


EPC Ratings

Full certificates available on request.

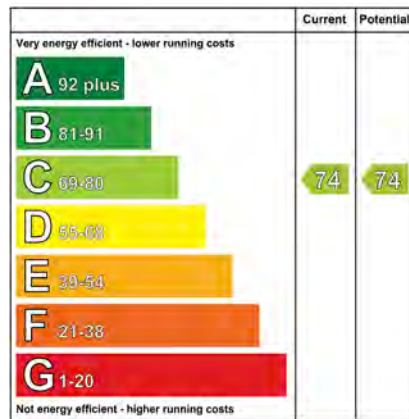
Main Residence

Energy Efficiency rating of D62.



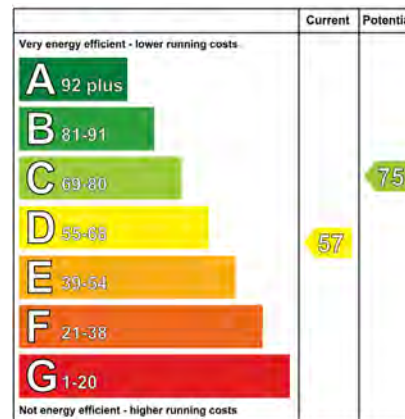
Green Door

Energy Efficiency rating of C74.



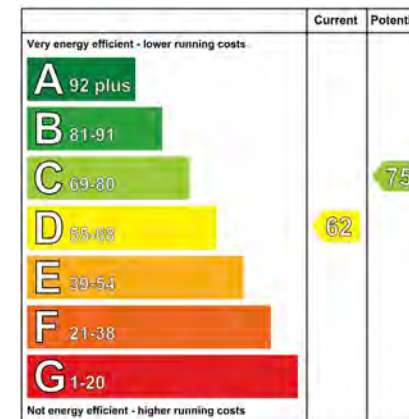
Black Door

Energy Efficiency rating of D57.



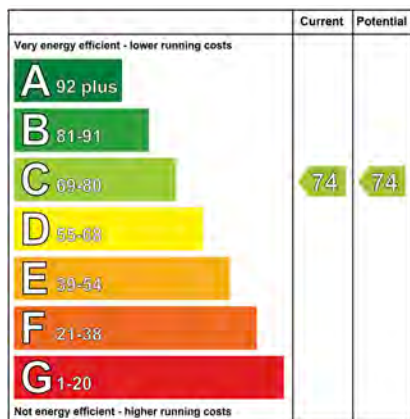
Red Door

Energy Efficiency rating of D62.



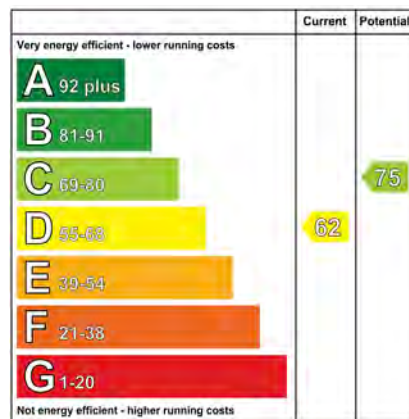
Cream Door

Energy Efficiency rating of C74.



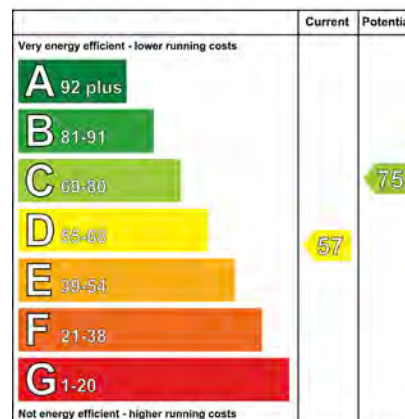
Gold Door

Energy Efficiency rating of D62.



Blue Door

Energy Efficiency rating of D57.



Rates

Residential Dwelling

Capital Value £225,000

Rates payable 2018/19: £1,650.15

Self Catering Cottages

Net Annual Value - £4,900

Rates payable 2018/19 £2,722.92

The above rates payable figure for the Self Catering Cottages does not include the 25% Small Business Rates Relief that will apply to the majority of purchasers.

Interested parties should make their own enquiries in relation to rates.

BBQ Hygge Log Cabin

There is also a BBQ Hygge Cabin capable of accommodating 12 – 15 people for outside/inside entertaining, no matter the weather. It's a fun space to while away the afternoon with friends or family. During the winter months, guests can stay cosy and

warm cooking around the fire and over the summer can spill out onto the adjacent outdoor seating area. Internally there is colourful LED lighting and electrical power points for speakers, providing an ideal romantic hideaway or alternative party venue.





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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

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.

Accounts

Financial accounts can be made available on a confidential basis to bona fide purchasers.

Fixtures & Fittings

A full inventory of fixtures and fittings will be provided to prospective purchasers.

Services

We understand the property is connected to the mains water and electricity, has private drainage, oil fired central heating and benefits from connection to broadband.

Asking Price

Price On Application.

Title

Assumed Freehold.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

It is anticipated that the sale will be structured as a Transfer of a Going Concern.

Contact

Andrew Gawley or James Kearney

028 9050 1501

agawley@lisney.com

jkearney@lisney.com