



**FOR SALE**

**Former Ballee Home, 5A Hollybank Park, Ballymena, BT42 2HJ**

Extensive redevelopment opportunity c. 1.48 acres (STPP)

**Lisney**



## Features

- Extensive redevelopment opportunity.
- c. 1.48 acres.
- c. 11,887 sq. ft. (Gross Internal Area) of buildings.
- Suitable for a wide variety of uses, subject to planning.

## Location

The subject property is situated in the townland of Ballee, approx 1.3 miles south of Ballymena town centre. The property is situated adjacent to Ballee Presbyterian Church, the new build children's home and the established residential development of Hollybank Park.

The property is located off the Antrim Road and c. 0.5 miles from the main A26 which provides good transport links to the M2 and wider motorway network.



## Description

The subject property is situated on a self contained site of c.1.48 acres and comprises a two storey former residential care home of c. 11,211 sq ft (Gross Internal Area) plus an additional detached garage and a separate storage building. There is generous car parking to the side of the main building and the boundary provides secure perimeter fencing.

The property is of brick/block construction with a pitched, slated roof.

Internally the space is of basic quality and highly cellular in nature with the Ground Floor comprising a number of private offices, communal areas, kitchens, store rooms, laundry and w.c facilities. There is also a boiler room and fuel store located within the main building.

The first floor largely comprises residential accommodation with bedrooms, w.c facilities and communal areas plus two further self-contained 2 bedroom flats.

**Please note:** Floorplans can be made available to interested parties.

## Accommodation

We understand the accommodation on site to be arranged as follows (based on a gross internal area).

Main Building	c. 11,211 sq ft
Detached Garage	c. 576 sq ft
Detached Stores	c. 100 sq ft

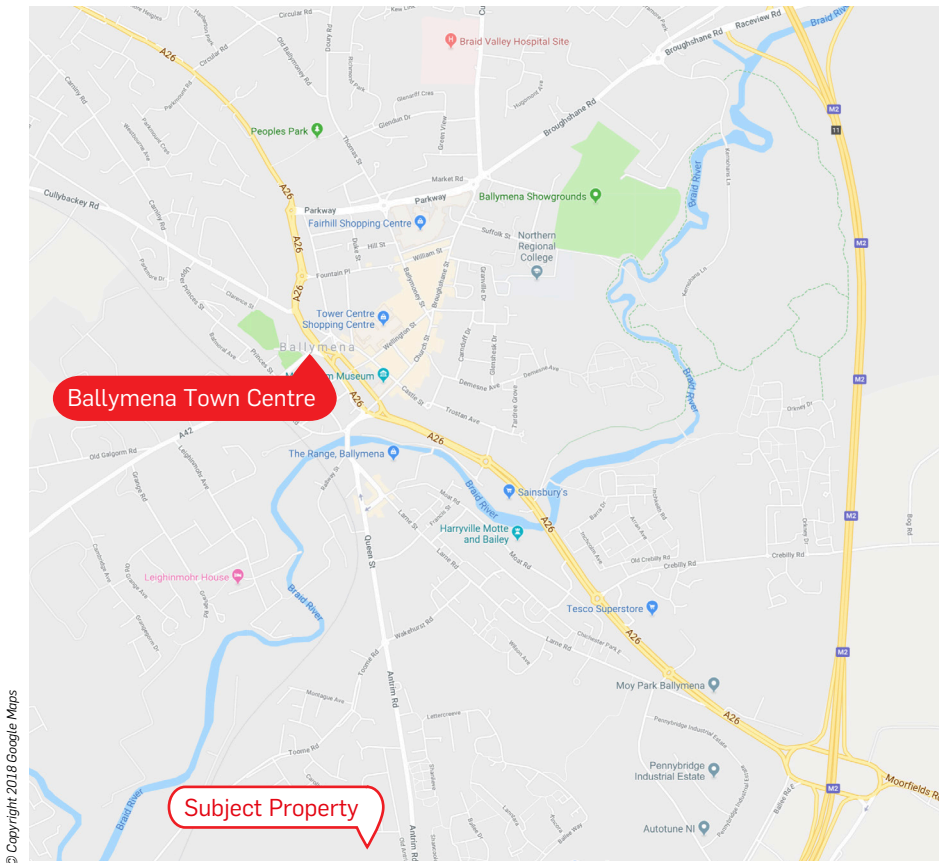
## Planning

We have reviewed the local area plan; Ballymena Area Plan 1986-2001 and understand that the subject property has been zoned as 'White Land'.

All interested parties are advised to make their own enquiries into the planning potential of the site.



\*For indicative purposes only



## EPC Rating

The property has an Energy Efficiency rating of C69.

A full certificate can be made available upon request.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

69

Net zero

## Title

We understand that the subject property is held freehold.

## Asking Price

Offers over £350,000 excl. are invited for the subject property.

## Rates

Children's Home:

NAV £25,600  
Rates Payable 2018/19 £16,095.33

Offices:

NAV £5,600  
Rates Payable 2018/19 £3,520.85

## VAT

We understand the subject property has not been elected for VAT.

## Contact

**Andrew Gawley**  
**028 9050 1501**  
**agawley@lisney.com**

## 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.